

Committee Members:

Frank Menn
 Anthony LeFlore
 Brenda Wagner
 Derrick King
 Jeff Harris

AGENDA

COMMUNITY COMMITTEE

Wednesday, April 22, 2026 – 7:00 p.m.

Council Chambers – Fairview Heights City Hall

10025 Bunkum Road, Fairview Heights, Illinois

Conference Bridge for Public Participation

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

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Roll Call

Public Participation

Approval of Minutes – Wednesday, March 18, 2026

Parks & Recreation

Alderman Anthony LeFlore, Chairman

1. Director's Report

- a. **Facility Usage Report** – Review and discussion
- b. **FVH Weekly Update** – Review and discussion (Holland)

2. Trail Enhancement Bid Authorization: Motion for approval to go out to bid on construction services for the Trail Enhancement project at Moody Park.

3. Sewer Re-Design Services with Farnsworth Group Inc: Forward contract to City Council with a resolution for approval of Re-Design services on the Pleasant Ridge Park Renovation project.

Development

Alderman Brenda Wagner, Chairman

1. Director's Report

Planning

Alderman Frank Menn, Chairman

1. Planning Commission Cases

- a. **PC 01-26**

2. Zoning Board of Appeal Cases

- a. **ZBA 01-26**

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

4. Director's Report

COMMUNITY COMMITTEE MINUTES
Wednesday, March 18, 2026, 7:30 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, Frank Menn, Brenda Wagner, Mayor Mark Kupsy, Ex-officio. Video/Teleconference – Anthony LeFlore

Committee Members absent –

Other Alderpersons and Elected Officials in attendance – Barb Brumfield, Pat Peck, Bill Polletti, Video/Teleconference – Josh Frawley

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

Recorder – Wendi Gorney

Approval of February 3, 2026 minutes

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Jeff Harris to approve the February 3, 2026, minutes. Roll call vote: Alderpersons Frank Menn, Anthony LaFlore, Brenda Wagner, Derrick King, Jeff Harris voted yes. Motion carried on 5 yeas.

Public Participation

No Public Participation

Parks & Recreation

Alderman Anthony LeFlore, Chairman

Parks and Recreation Director's Report

Director Angela Beaton presented the Director's Report, Facilities Usage Report and the Membership Usage Report to Committee for review. There were no questions.

Ameren High Pressure Gas Line Relocation: Discussion of location in Moody Park

A motion was made by Alderperson Frank Menn and seconded by Alderperson Brenda Wagner to grant authorization to Parks Director Angela Beaton, along with Public Works Director John Harty, to work on the city's behalf with Ameren on potential locations to place their gas lines, if they are to be placed on city property.

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

Development

Alderman Brenda Wagner, Chairman

TWM Contract

A motion was made by Alderperson Frank Menn and seconded by Alderperson Derrick King to forward to City Council with a recommendation for the approval of the TWM Contract.

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

WWTR 2026 Proposal Options

A motion was made by Alderperson Jeff Harris and seconded by Alderperson Derrick King to forward to City Council with a recommendation of approval for the city to accept the WWTR 2026 agreement for \$30,000 with all of the items contained in the proposal.

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

Economic Development Director's Report

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

Planning

Alderman Frank Menn, Chairman

IL Department of Transportation Joint Funding Agreement

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Derrick King to forward to City Council with a recommendation of approval of the Illinois Department of Transportation Joint Funding Agreement.

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

Planning Director's Report

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

Zoning Board of Appeals

No cases at this time

Motion to adjourn by Alderpersons Brenda Wagner and seconded by Jeff Harris. Meeting adjourned at 8:22 p.m.

Submitted By:

Wendi Gorney



Parks and Recreation Director's Report

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

Jump into a summer full of fun with Fairview Heights Parks and Recreation. The department offers a wide variety of programs, from sports and fitness activities to opportunities for personal growth and development. The membership team is ready to help with program registration, answer questions about joining The Rec, and recommend ideal rental spaces for family gatherings. No matter your age or interests, Fairview Heights Parks and Recreation has something for everyone.

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

Parks: Pleasant Ridge Park: The park closing will start on March 23 and last the duration of 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.

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

The Field House: The groundbreaking ceremony for the Field House and Pleasant Ridge Park renovation was held on Saturday, March 21 at 10:30 a.m. at the future site of the Field House. The Parks and Recreation Department extends its sincere appreciation to everyone whose hard work and dedication contributed to the event's success. A special thank you goes to the marketing team for their creativity and innovative approach in planning and promoting the event, which played a key role in making the day both memorable and well-attended.

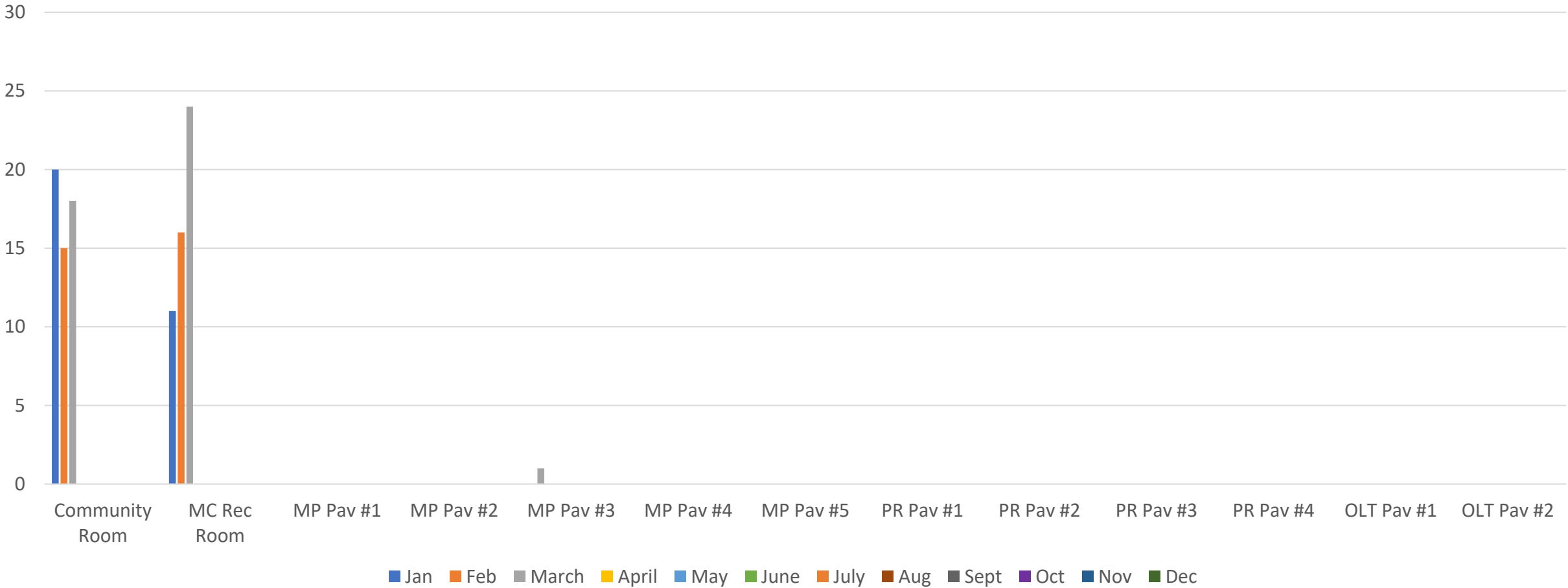
Field House and Park Renovation Update: See the attached weekly progress report from Holland Construction.

Agenda Items:

- 1) **Director's Report:** Review and discuss items in the Director's Report
- 2) **Trail Enhancement Bid Authorization:** Motion for approval to go out to bid on construction services for the Trail Enhancement project.
- 3) **Sewer Re-Design Services with Farnsworth Group Inc:** Forward contract to City Council with a resolution for approval of Re-Design services on the Pleasant Ridge Park Renovation project.

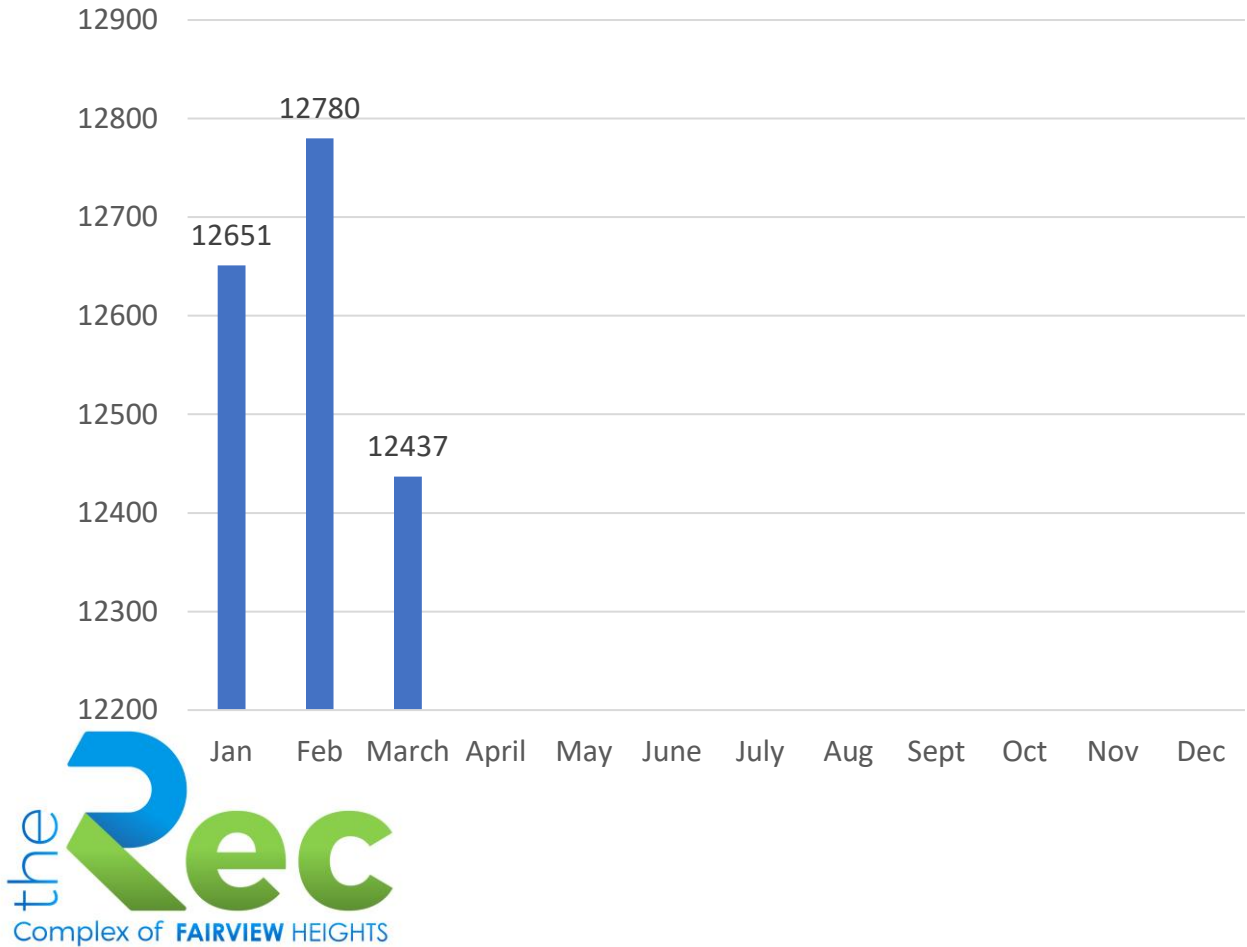
Facility Reservations

[RETURN TO AGENDA](#)

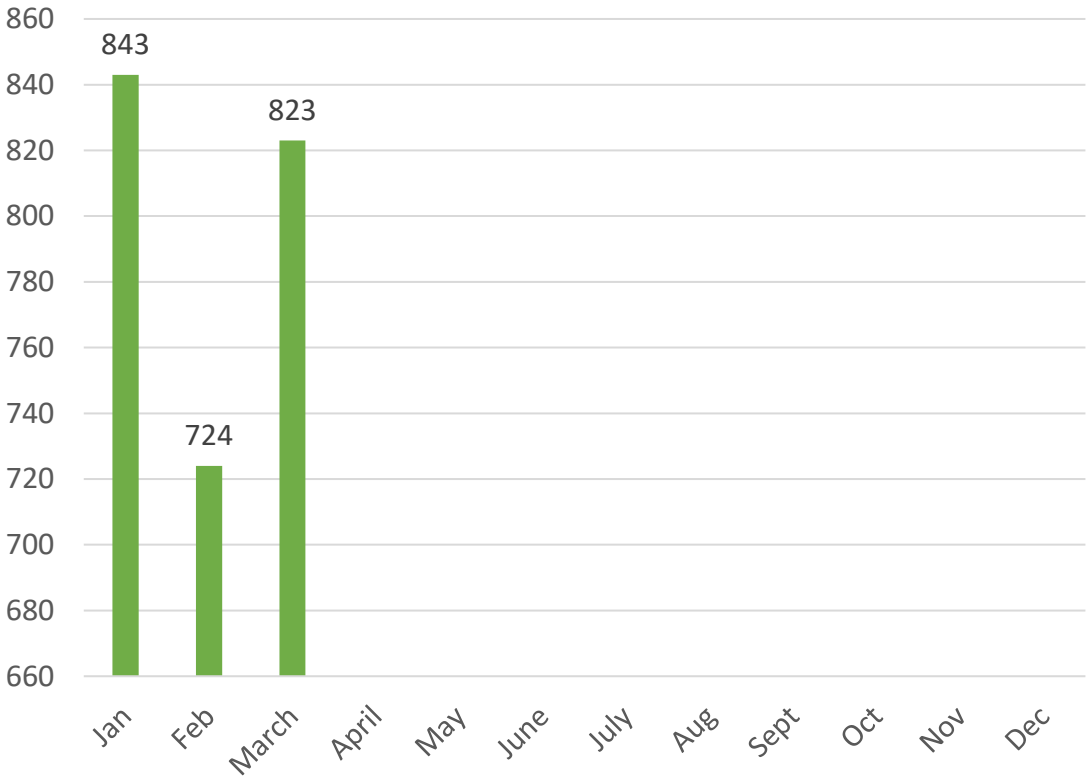


2026 Reservations for facilities.

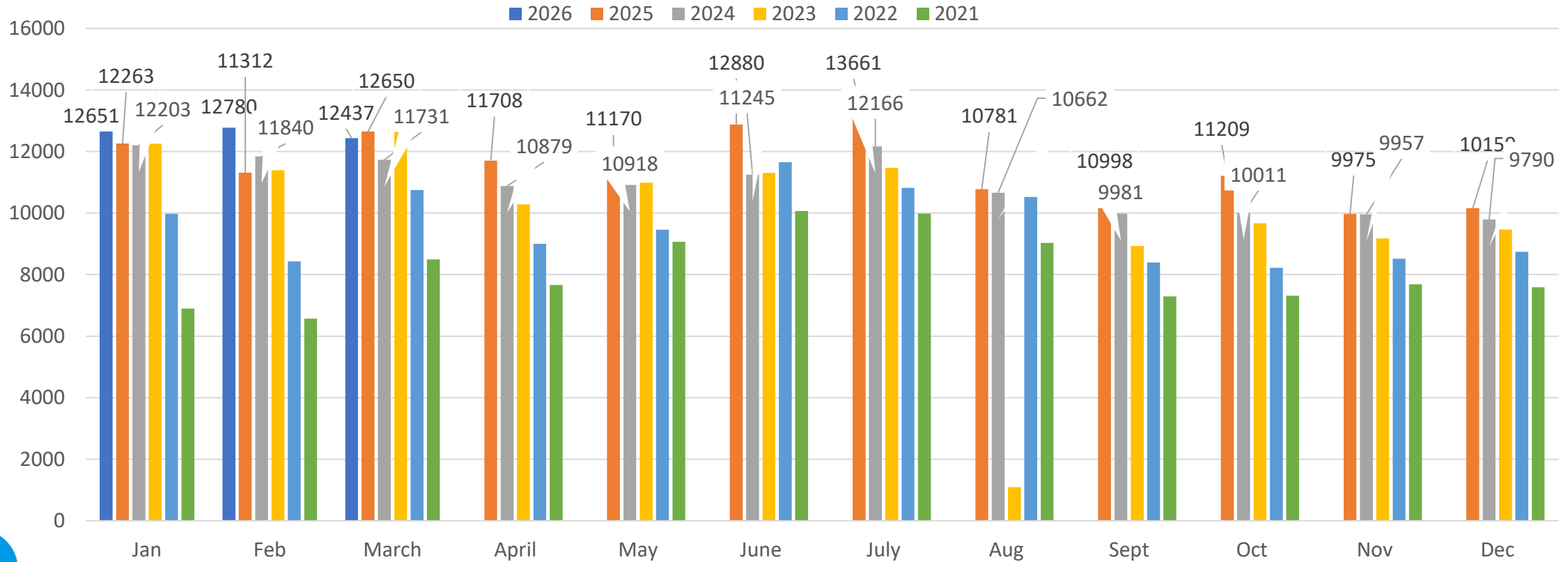
Membership Check-Ins Per Month



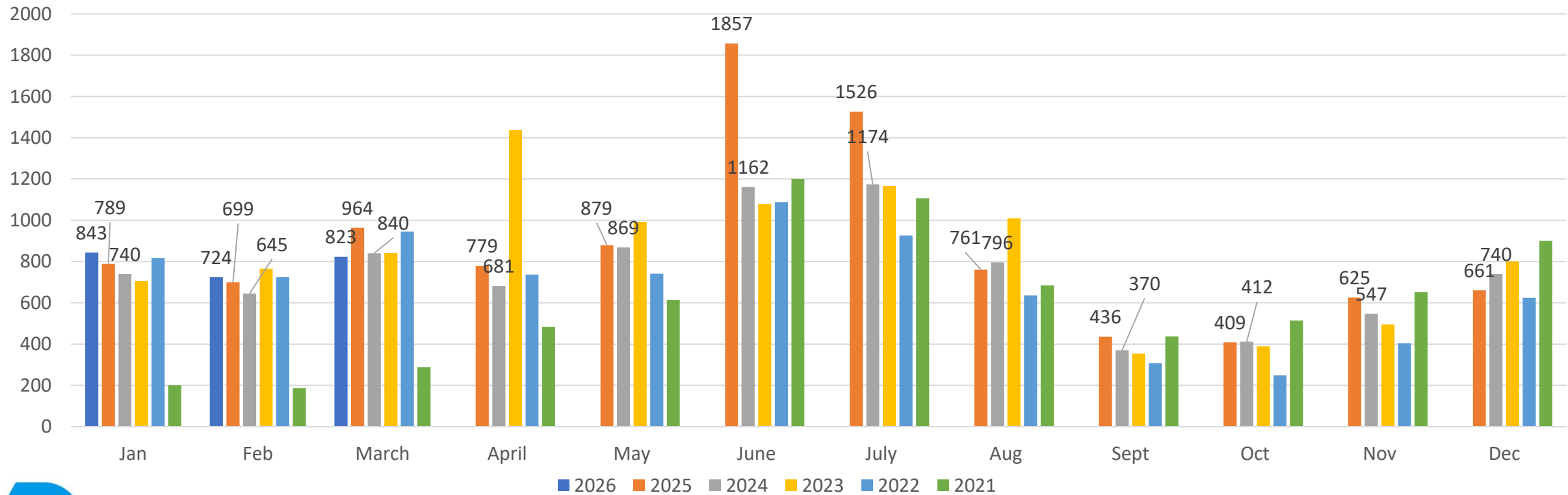
Guest Passes Per Month



Membership Check-Ins Per Month



Guest Passes Per Month



**WEEKLY PROJECT UPDATE****PROJECT:** Fairview Heights Rec Addition and Pleasant Ridge Park Renovation**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:** 0**DATE:** 3/27/2026**WEATHER**

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	3/23/2026	Yes	53/37	0"	No	
Tuesday	3/24/2026	Yes	65/36	0"	No	
Wednesday	3/25/2026	Yes	80/39	0"	No	
Thursday	3/26/2026	Yes	91/56	0"	No	
Friday	3/27/2026	Yes	80/29	0"	No	

WORK IN PROGRESS THIS WEEK

HCS	Completed installation of temporary fencing and construction signage at the Rec.
HCS	Completed site layout at the Rec.
Mueth Excavation	Completed mobilization to site.
Mueth Excavation	Completed demolition of the asphalt walking path.
Mueth Excavation	Completed silt fencing and performed site preparation for the laydown area.
Mueth Excavation	Completed removal of existing sculpture and sign.

WORK PROJECTED NEXT WEEK

HCS	Complete mobilization of the job trailer.
Mueth Excavation	Continue site prep and grading.
Mueth Excavation	Continue SWPPP installation.

CONCERNS/DELAYS

N/A at the Rec.

A view of the newly installed silt fence.



The sidewalk after demolition began and the sign was removed.



The site following
the start of
grading.



The construction
area after
temporary fencing
was installed.



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

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

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

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

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

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

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

PASSED

APPROVED:

MARK T. KUPSKY, MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN KAUFHOLD, CITY CLERK

SPONSORED BY: Community Committee

AIA® Document G802® – 2017
Amendment to the Professional Services Agreement
PROJECT: *(name and address)*

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

AGREEMENT INFORMATION:

Date:
12-18-2024

AMENDMENT INFORMATION:

Amendment Number:
05
Date:
04-16-2026

OWNER: *(name and address)*

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

ARCHITECT: *(name and address)*

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

The Owner and Architect amend the Agreement as follows:

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

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

Compensation Adjustment:

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

Schedule Adjustment:

Total schedule adjustment: 1-2 weeks



ARCHITECT *(Signature)*

OWNER *(Signature)*

Patricia McKissack, Sr. Project Architect

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

(Printed name and title)

April 16th 2026

Date

Date



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) – April 2026
 Date: April 16th, 2026

Major Department Activities

Ribbon Cuttings & Special Events

- All About Eyes, 10900 Lincoln Trail. – Ribbon Cutting April 8th
- Avid Health At Home, 5036 N. Illinois St. – Ribbon Cutting April 14th
- SBDC “Starting Your Small Business in Illinois” Workshop, City Hall – April 15th
- Home Outlet, 4 Plaza Dr. – Ribbon Cutting April 16th

Commercial Properties in Transition

- 10845 Lincoln Trl. – Encore Consignment – Soft opening February 14th and expected Grand Opening in the spring
- 4628 N Illinois St – Joe’s Pizza & Pasta – Expansion in progress; anticipated completion in April/May
- 6900 N Illinois St. – Gulf Shores – prospective owner is eager to purchase the property and begin operations; however, ongoing price negotiations with the current owner are delaying progress toward occupancy
- 6308 N IL St. – 7 Brew
- 4541 N. IL St. – The Sweet Creamery – Opened
- 5909 N Illinois St- Lease signed with new franchisee for Firehouse Subs

Marketing

- Ryan facilitated a workshop with the Illinois Small Business Development Center titled “Starting Your Small Business in Illinois”, which saw a strong turnout of roughly 15 attendees interested in learning about business planning, financing, legal structures, and marketing.
- Ryan continues working with The Fource Group to create promotional materials for the upcoming America 250 Celebration on June 27th.
- 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.
- Ryan led a department website content review and provided recommendations to improve organization, clarity, and accessibility.

- Ryan attended the Leadership Council of Southwestern Illinois Dinner with Associate Bank representatives to connect with regional business, government, and financial leaders.

Business Recruitment, Retention & Incentives

- The City hosted three ribbon cuttings this month in collaboration with regional Chambers of Commerce to celebrate new business openings.
- Ryan held a meeting w/ Champions for Lincoln Trail to establish an association comprised of business owners and property owners along the Streetscape geographical area.
- 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 is developing a trade area analysis assessing retail supply and demand trends as part of a broader SWOT analysis for the city.
- Ryan met with the Hispanic Chamber of Commerce of Metro St. Louis to discuss resources available for Hispanic-owned businesses and establish a partnership for future business recruitment.
- Ryan met with Tiffany from Tiffany Ink and toured her facility to discuss continued business growth; the business has achieved a near full occupancy in its suites and experienced a strong first year of performance.
- Dallas and Ryan are preparing for the International Council of Shopping Centers (ICSC) in Las Vegas this May, actively reaching out to developers, retail operators, and commercial representatives.
- Dallas and Ryan continue to work on formalizing design guidelines for the Lincoln Trail Streetscape project.
- Dallas and Ryan recently took a tour of the Sternberg lighting factory and identified possible elements to be installed within the Lincoln Trail corridor.
- Dallas and Ryan continue updating the TIF design guidelines to align with current development standards and city objectives.
- Dallas and Ryan met with a developer to discuss a potential project at 5515 Old Collinsville Rd (Former Creative Landscapes)
- Dallas met with Fulford Homes to discuss a future residential development project.
- Dallas met with mall manager Michael Hagen to discuss transitions at the mall and future tenants.
- Dallas met with Tony Smallmon to pending development project.
- Dallas attended the Central States Conference of the American Society of Landscape Architects and represented the City in the receipt of the award of Merit of the Lincoln Trail Great Streets Plan.
- Dallas met with staff of L3 Corp to discuss potential infill retail tenants.
- Dallas met with staff of Bahn CRE to discuss logistics for a new ground up project.

Please let me know if there are questions or concerns.

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

RESOLUTION PC 01-26

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

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

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

WHEREAS, the Applicant has properly applied for a zoning amendment.

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on April 14, 2026, and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the subject property is zoned "B3" Community Business District and the applicant is requesting a modification to "B4" Retail Business District.
3. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this approval.
4. That the Director of Land Use and Development, and his designee, shall have the right to inspect the premises for compliance and safety purposes.
5. That this Approval shall automatically expire if the use is not initiated within one year of City Council Approval.
6. That the Applicant shall obtain all required permits and comply with all ordinances and codes.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Ashley Hutchison upon vote being taken thereon, the following voted in favor thereof: Pat Herrington, Terry Fowler, Pat Weseman, Linda Hoppe, Sunyatta McDermott, Kelly Smith, Rich Baldwin, Ashley Hutchison, Bill Hopkins

And the following voted against the same: None

And the following abstained: None

And the following were absent: Janice Petroff

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 14th day of April 2026.

Sunyatta McDermott

Planning Commission Chairman

ATTEST:

Dallas Alley

Land Use Director



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC 01-26

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

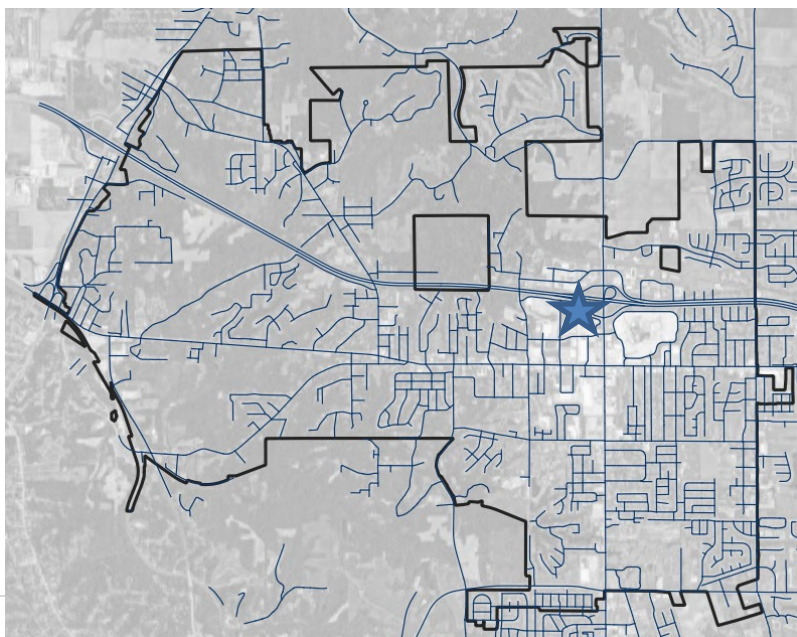
APPLICANT NAME: Anthony Meluso

MEETING DATE: April 14, 2026

ZONING: B3 –Community Business District

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

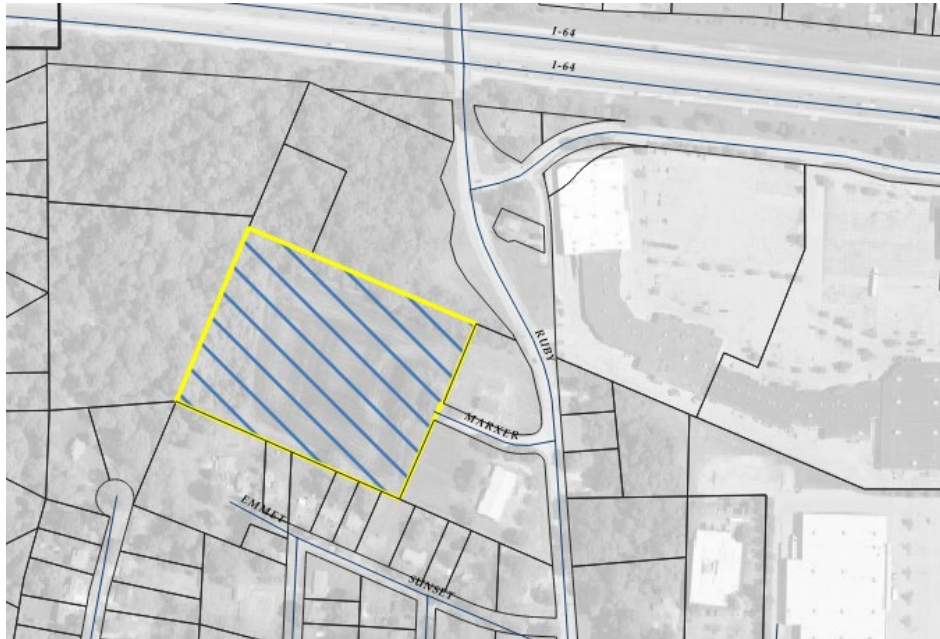
GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

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



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

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

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

2. DISCUSSION

Context

The zoning designation for the subject parcels is B-3 – Community Business District. This zoning district is intended as a mixed commercial district. Zoning Amendments must be approved by the Planning Commission as established in Development Code Section 14-14-07, Map (Rezoning) and Text Amendment Procedure.

Zoning: Site and Surrounding Areas

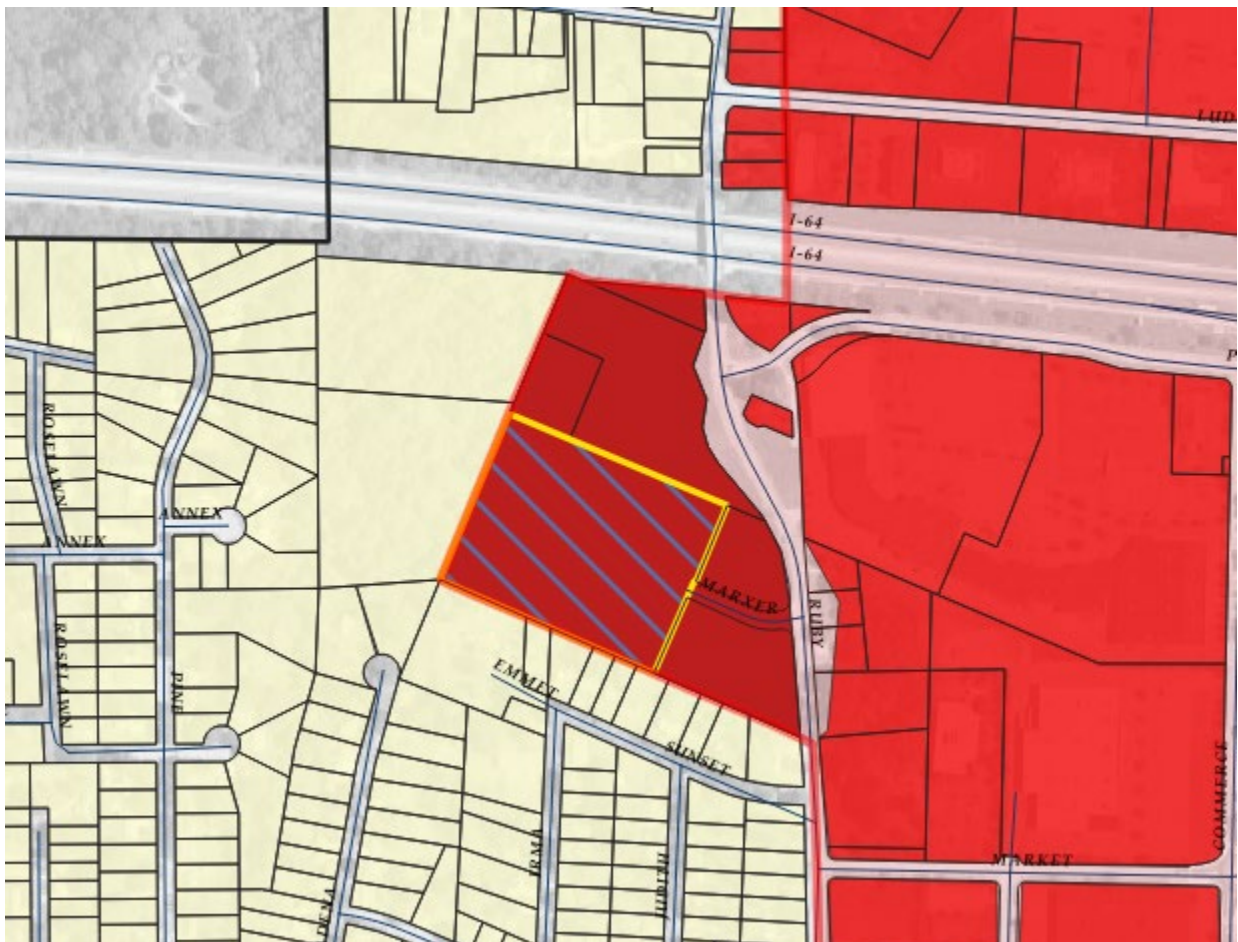
The zoning and land uses of adjoining and surrounding properties are as follows:

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

South: R-3 – Single Family Residential;

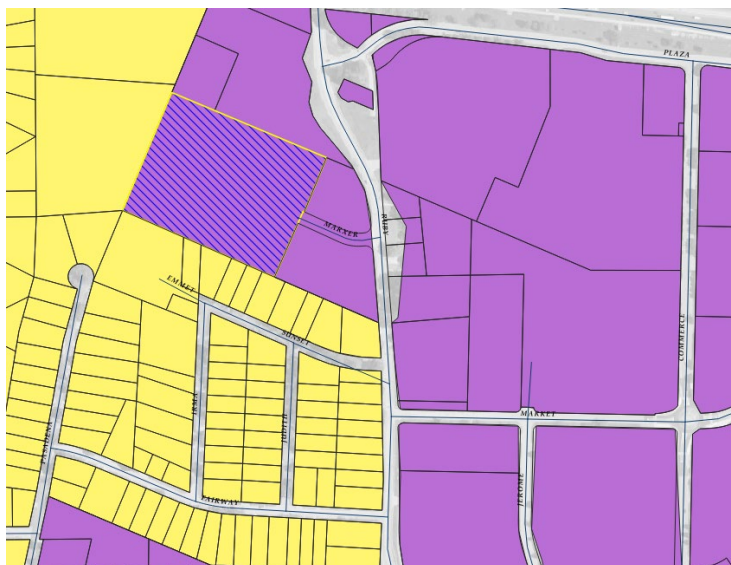
West: R-3 – Single Family Residential;

East: B-4 – Retail Business.

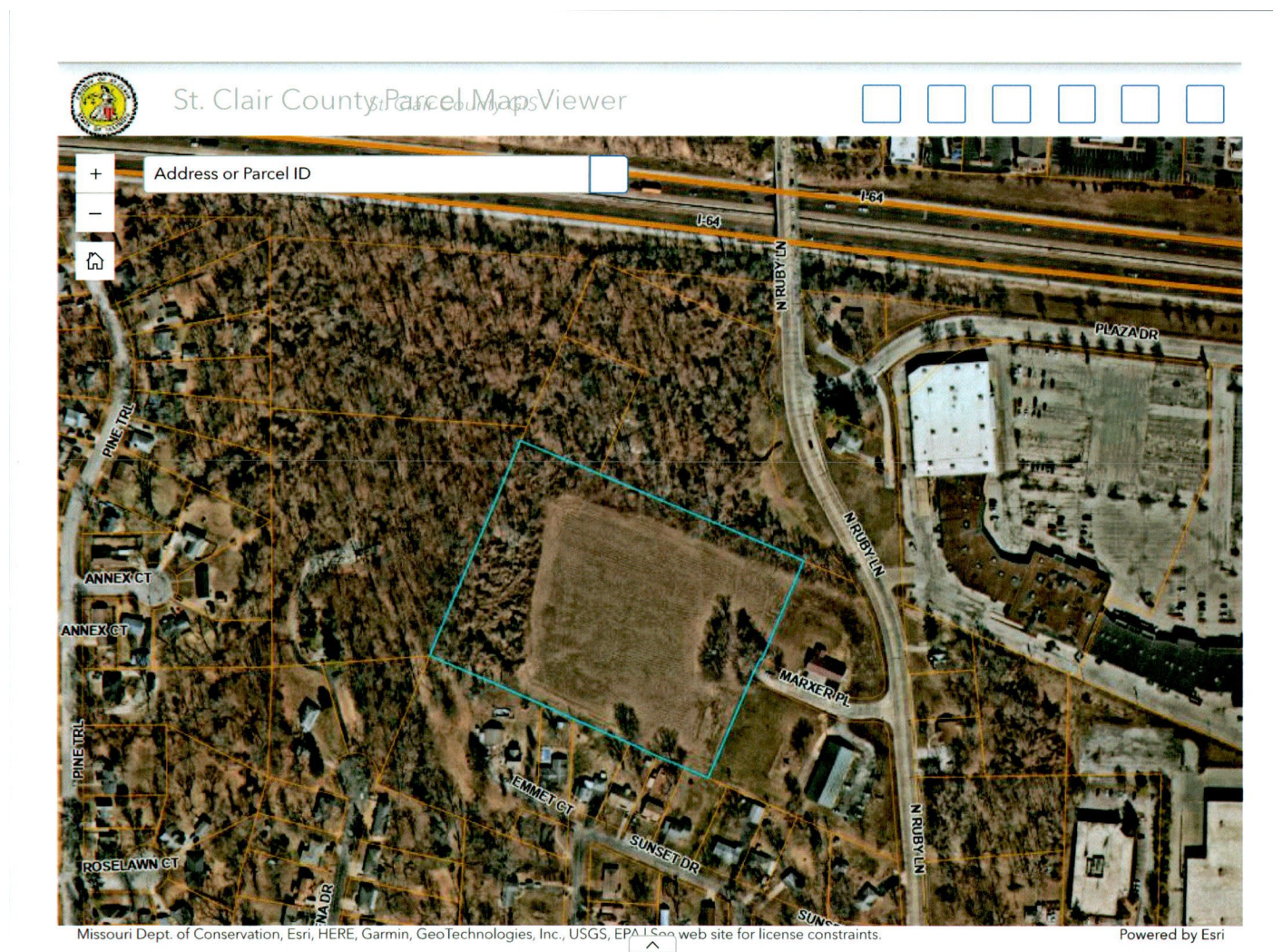


Future Land Use: Site and Surrounding Areas

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



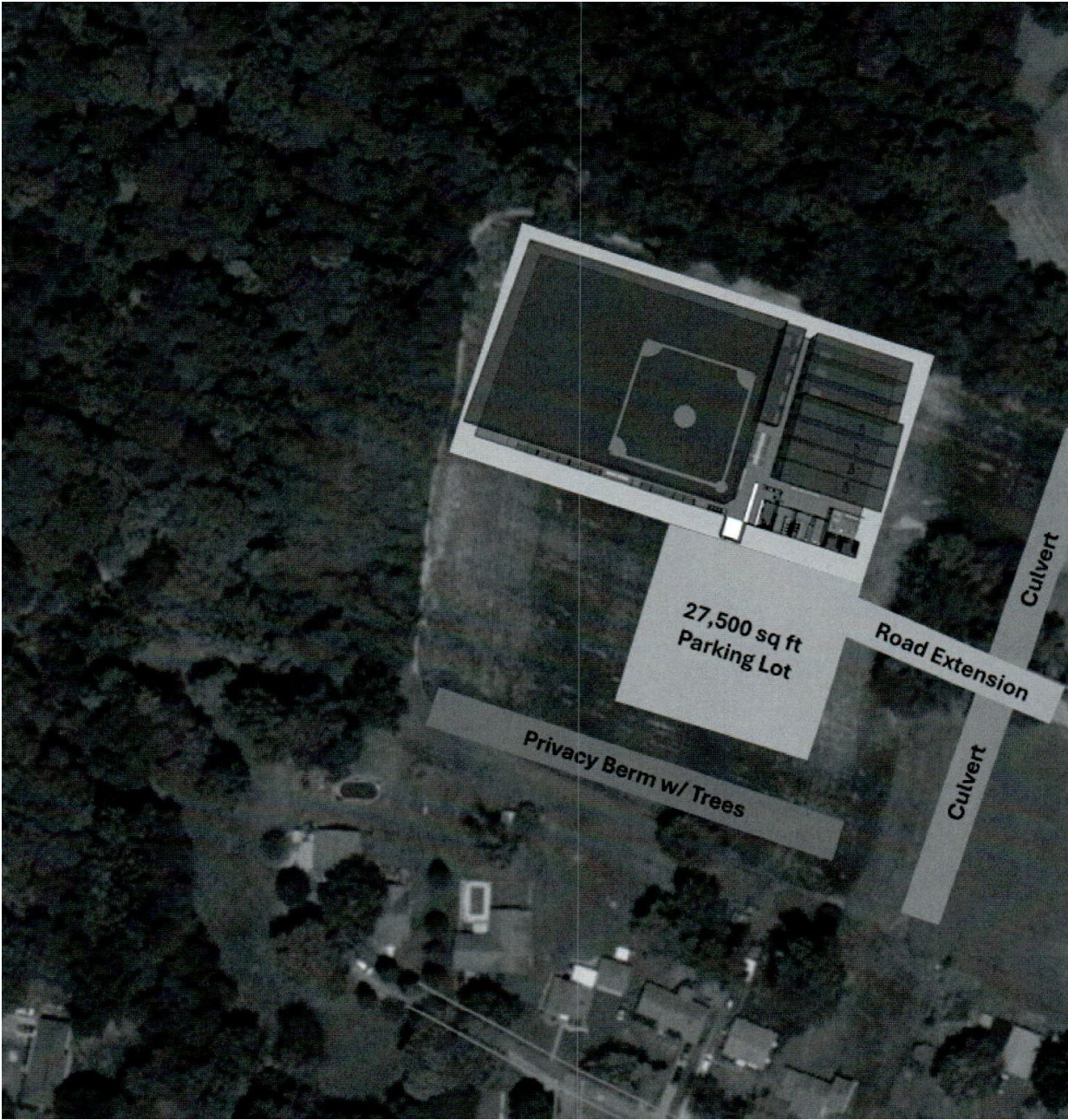
Site Photograph



Potential Site Photograph



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



Planning Considerations

I. Analysis: Site Development

The applicant is seeking to rezone the subject site to allow an indoor sports facility. In deliberations the Planning Commission shall consider if the rezoning is in the best interest for the community and serves as the highest and best use of the subject site.

Exhibits

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



CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ www.cofh.org

Dear Applicant:

All Zoning Amendment Applications will be reviewed by the Fairview Heights Planning Commission on the second Tuesday of each month. As an applicant, you will be responsible for filling out an application and submitting 27 copies of any site plan or plats larger than 8 1/2" x 11" pertaining to your request, collated and folded. Applications must contain all required information and be reviewed by the Department of Land Use and Development no later than 30 days before the Planning Commission meeting in order to be put on the agenda. All applicable application fees must be paid at the time of submission (\$150.00 plus \$25.00 per acre over the first acre).

Your application will be reviewed by the Planning Commission, Planning Committee, and City Council. The Planning Commission meets the second Tuesday of each month, the Planning Committee meets the third Wednesday, and City Council meets the first and third Tuesday of each month. Legislation to approve a Zoning Amendment is in the form of an Ordinance, which requires three readings (meetings) by the City Council. Representation is required at meetings in which your case will be discussed.

After the City Council meeting, you will receive a letter informing you of their decision.

Also attached please find a copy of the application and associated requirements.

(SEE ATTACHED SCHEDULE OF SUBMISSION DEADLINES AND MEETING DATES)

REQUEST FOR ZONING AMENDMENT

Planning Commission
Fairview Heights, Illinois

Special Permit No. PC-01-26
Date: _____

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

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

Recommendation of Planning Commission
☐ Denied
☐ Approved
☐ Approved with modification
Date: _____

Action by City Council
☐ Denied
☐ Approved
☐ Approved with modification
Date: _____

INSTRUCTIONS TO APPLICANTS: To request a change in either the zoning map or text, this application for a zoning amendment must be completed and a public hearing held. If the applicant is requesting that this property be rezoned, a site plan must be included with the application showing the information listed on the attached sheet. Normally there are only two primary reasons for change in zoning: (1) the original zoning was in error; (2) the character of the area has changed to such an extent as to warrant rezoning. The burden of providing substantiating evidence rests with the applicant.

A notice of the hearing must be published in a newspaper or general circulation in the local area at least 15 days before the hearing. The publication cost must be paid by the applicant prior to the hearing. The applicant will be notified by mail of the time and place of the hearing at least six days prior to the hearing date. The applicant or his attorney or duly-authorized agent must appear at the hearing and present his case to the Planning Commission. All information requested below must be provided before a hearing will be scheduled. Applicants are encouraged to visit the Director of Lane Use for any assistance needed in completing this application.

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

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

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

4) An amendment to the Zoning Ordinance is requested as follows:

a. Amendment to Text: ()

It is requested that Section _____ of the Zoning Ordinance be amended as follows:

Reason for amendment: _____

b. Amendment to Map: (X)

It is requested that the property described below and shown on the attached site plan be rezoned from B-3 to B-4

Address of property: 114 N. Ruby Lane

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

Present use of property: Empty lot

Proposed use of Property: Sports Complex

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

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

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

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

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

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

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

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

6. I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Fairview Heights for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

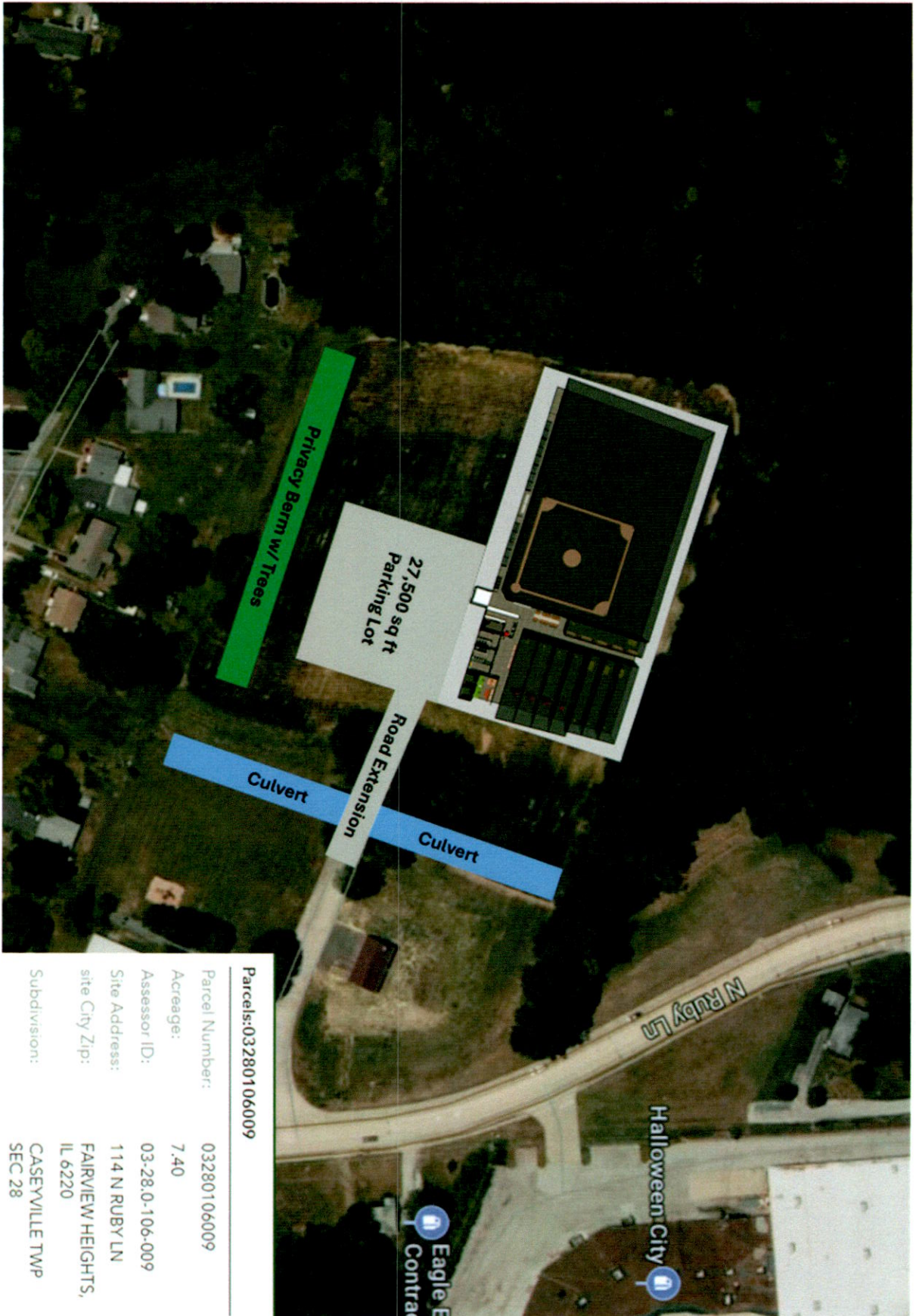
Date: 9 FEB 2026

Applicant:  Anthony G. Meluso

Date: 9 FEB 2026

Owner(s):  Anthony G. Meluso

Member, MNM Ventures, LLC



Parcels:03280106009

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

Amanda Schwartz

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

Notice: This email was sent from an outside address.

Thanks!

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

Begin forwarded message:

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

Good Morning Gentlemen,

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

Attached is a copy of our Zoning Amendment Application.

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

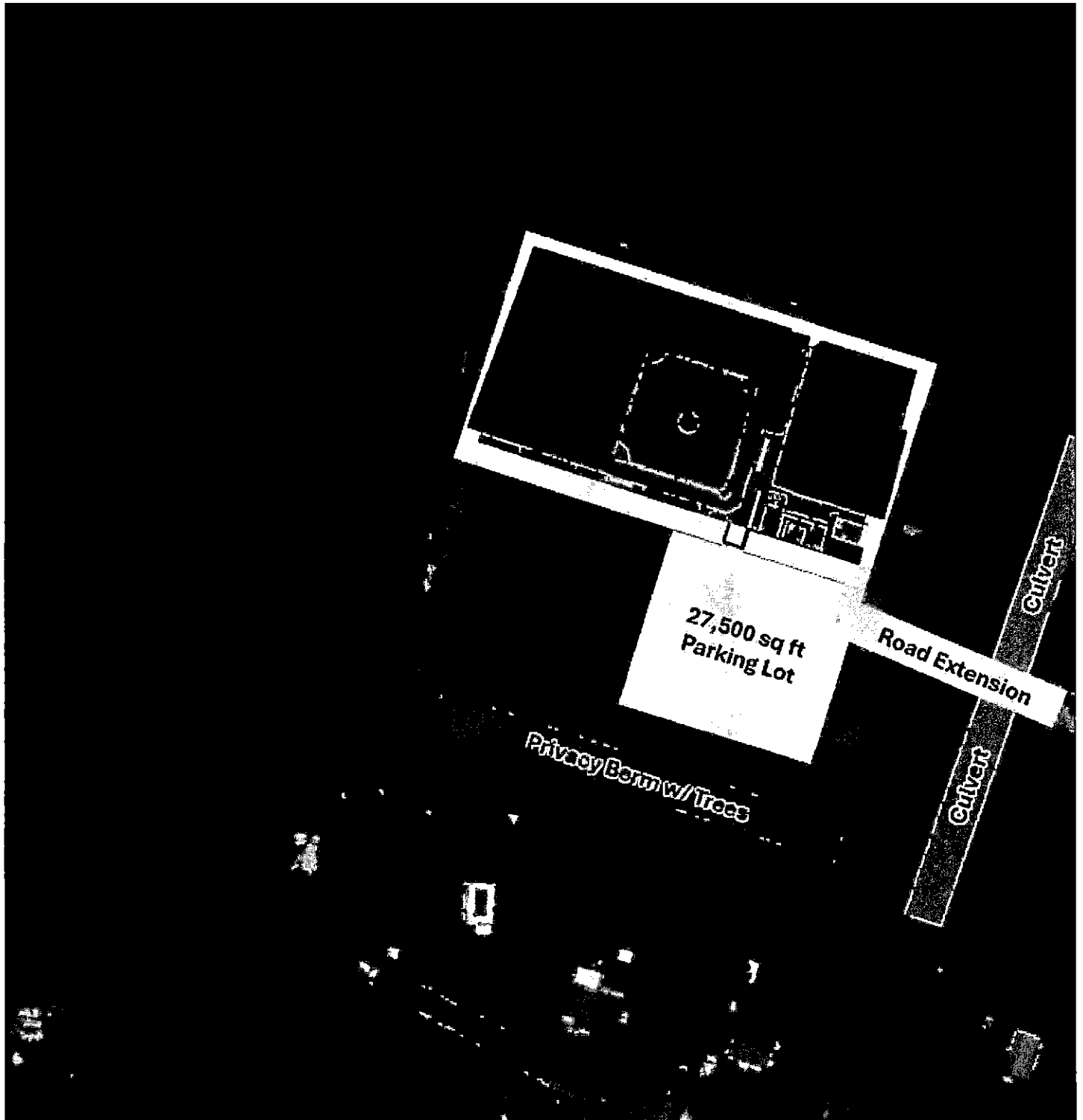
35' would drastically reduce our ability to conduct intended business operations, but the real-zoning to B4 with the associated bump in maximum structure height from 35' to 45' would help us immensely.

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

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

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

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



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



DEPARTMENT OF LAND USE AND DEVELOPMENT

PUBLIC HEARING NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, April 14, 2026, at 7:00 p.m. This meeting will be held both in person at the Fairview Heights City Hall, 10025 Bunkum Road, 62208, and virtually. Parties interested in attending the meeting virtually should contact Dallas Alley, Director of Land Use and Development, at (618) 489-2061 or alley@cofh.org for instructions and visit the City's website for an agenda and meeting materials at www.cofh.org.

At this meeting, the Commission will consider a Zoning Amendment in the "B3" Community Business District for a Sports Complex in empty lot at 114 N Ruby Ln, also identified by St. Clair County PIN(s) 03-28.0-106-009.

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

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

Dated this 30th day of March 2026.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 01-26



MEMORANDUM

DEPARTMENT OF LAND USE AND
ECONOMIC DEVELOPMENT

April 6, 2026

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

Dear City Council Members:

The petition listed below is hereby transmitted for your consideration:

Petition No:	ZBA 01-26
Petitioner:	Jason & Kari Cleveland 9745 Ridge Heights Rd, Fairview Heights, IL 62208
Request:	Area Bulk Variance
Location:	9745 Ridge Heights Rd, Fairview Heights, IL 62208
Hearing Date:	April 2, 2026
Recommendation:	Forward to Community Committee with a recommendation of Approval
Votes:	Yeas- Gehlhausen, Knepper, Peterson, Abernathy, Frawley Nays- None Present – None Absent – Carthen
Ward:	II

Attached is the application and staff report for background.

Respectfully,

R J Abernathy

R J Abernathy, Chairman
Zoning Board of Appeals



DEPARTMENT OF LAND USE AND DEVELOPMENT

TRANSMITTAL TO ZONING BOARD OF APPEALS

APPLICATION NUMBER: ZBA-01-26

REQUEST: Area Bulk Variance to allow a variance of a 43-foot setback to allow the construction of a 24-foot by 30-foot detached garage. The properties are identified by St. Clair County PIN(s) 03-30.0-401-053. *VOTE REQUESTED.*

APPLICANT NAME: Jason & Kari Cleveland

MEETING DATE: April 2, 2026

ZONING: R3 – Single Family Residential

GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

The City of Fairview Heights Development Code divides the City into districts and establishes standards for lot width, yard setbacks, area, and more. The standards vary amongst zoning districts and are specific to the characteristics of each. In addition, the Development Code establishes standards for parking, lighting, signage, accessory uses and more.

The subject property located at St. Clair County PIN(s) 03-30.0-401-053 is zoned R3 – Single Family Residential. The applicant is requesting the approval of a 43-foot setback variance to allow the construction of a 24-foot by 30-foot detached garage.

2. Area-Bulk Variance Criteria

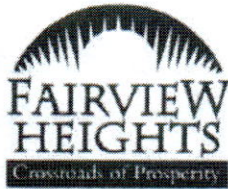
In accordance with 14-14-11 Zoning Board of Appeals: Interpretation Procedure, no area-bulk variance in the application of any provisions of this Code shall be recommended by the Board, unless it finds:

- (a) That special circumstances or conditions fully described in findings of fact apply to the land or buildings for which the area-bulk variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to the land or buildings in the neighborhood, and that said circumstances or conditions are such that strict application of the provisions of this Code would deprive the applicant of a reasonable use of such land or building;
- (b) that, for reasons fully set forth in the findings, the recommending of the area-bulk variance is necessary for the reasonable use of land or buildings, and that the variance as recommended by the Board is the minimum variance that will accomplish this purpose;
- (c) that the recommending of this variance will be in harmony with the general purpose and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in making its recommendations shall take into account whether the conditions of the subject premises are peculiar to the lot or tract described in the petition. Should it be determined that the conditions are part of the general condition of the neighborhood, then it shall be so noted and the Board may recommend appropriate corrections to Code.

Exhibits

- 1. Application and Supporting Documents
- 2. Public notice
- 3. Draft Findings of Fact

APPLICATION FOR AREA-BULK VARIANCE



Land Use and Development Department

Fairview Heights City Hall

10025 Bunkum Road

Fairview Heights, IL 62208

Phone (618) 489-2060

(Do not write in this space – for office use only)

Case Number Assigned:

ZBA 01-26

Date Proof of Public Notice Sign Provided:

Date Application Received:

02/06/26

Zoning District of Property:

R3 - Single Family Residential

Date Set for Hearing:

04/02/26

Recommendation of ZBA:

Name of Newspaper and Publication Date:

FH Tribune

Date of City Council 2nd reading:

Publication Fee Paid:

\$150

Action by City Council:

All information must be completed and submitted herewith. Applicants are encouraged to visit the Land Use and Development Department for any assistance needed in completing this form.

1. Name of property owner(s): Jason + Kari Cleveland

Mailing address: 9745 Bidge Hgts Rd.

Phone: 618-920-3381

E-Mail: Karilynclleveland@yahoo.com

2. Name of applicant (if other than owner):

Relationship to owner (contractor, family member, lessee, etc.):

Mailing address:

Phone:

E-Mail:

3. Address of property: 9745 Bridge Hgts. Rd
 Parcel (Tax) ID number: 03200401053
 Present use of property: Dwelling - single family home
 Zoning district: St. Clair County

4. Variance requested: _____
43 foot variance to construct a 24x30
detached garage

5. Hardship: What unique physical characteristics of the subject property are cause for allowing reasonable relief from Development Code regulations?

- | | | |
|--------------------------------------|--|--|
| ☐ Too narrow | ☒ Topography | ☐ Soil |
| ☐ Too small | ☐ Drainage | ☐ Sub-surface |
| ☐ Too shallow | ☐ Shape | ☒ Other: _____ |

Please describe:

land drop off / environmental erosion

6. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition? ☒ Yes ☐ No

If "no", how many other properties are similarly affected? _____

7. Was the hardship created by the action of anyone having property interest in the land after the Development Code was adopted? ☐ Yes ☒ No

If "yes", please describe: _____

8. Was the hardship created by any other man-made change; such as the relocation of a road? () Yes (X) No

If "yes", please describe: _____

9. Do the existing structures comply with all area and bulk regulations for the zone district in which it is located? (X) Yes () No (if "no", specify each non-conforming use):

10. What is the "minimum" variance from the area/bulk regulations that will permit you to make reasonable use of your land? (Specify, using maps, site plans with dimensions and written explanation. Attach additional sheets if necessary).

43 Foot variance

11. An area-bulk variance is requested for the property described above in conformity with the documents submitted herewith.

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

I consent that the entry in or upon the premises described in this application by any 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.

Signature of Owner: Kari Cleveland Date: 2/6/26

Signature of Applicant: Kari Cleveland Date: 2/6/26

Narrative for Variance Request: Request for 43-Foot Variance to Construct a 24x30 Detached Garage

Property Address: [9745 RIDGE HEIGHTS ROAD]

Property Owner: [JASON AND KARI CLEVELAND]

Homeowner is requesting the approval of a 43-foot setback variance to allow the construction of a 24-foot by 30-foot detached garage. The proposed garage will be used for personal storage of vehicles, tools, and seasonal equipment. The design and materials of the garage will complement the existing residence and will maintain the aesthetic integrity of the neighborhood. The request for variance is due to unique topographical conditions on the property—specifically, the presence of a ravine along the east side portion of the lot. The steep slope created by this ravine significantly limits the usable area of the property, making it impossible to locate the garage in full compliance with the current setback requirements. Due to these natural limitations, strict adherence to the zoning setback regulations would prevent the reasonable use of the property and prohibit the construction of a functional garage. The proposed location is the only practical and safe area for placement without causing environmental disturbance to the ravine or creating drainage issues. The proposed variance will not adversely affect neighboring properties or alter the essential character of the area. No obstruction to sight lines or driveway access will occur. The garage will not encroach upon neighboring lots, and sufficient distance will be maintained from property lines for maintenance and drainage control.

Hardship Criteria

This variance request meets the typical zoning hardship criteria:

1. **Unique Physical Conditions** – The ravine and steep topography create a literal hardship unique to this parcel.
2. **Not Self-Created** – The conditions existed prior to ownership and were not created by the applicant.
3. **Preserving Property Rights** – Granting this variance permits the homeowner the same reasonable use (a functional garage) enjoyed by other properties in the district.
4. **No Detriment to Public Welfare** – The structure will conform to building and zoning safety standards and will not negatively affect public welfare, neighboring use, or property values.

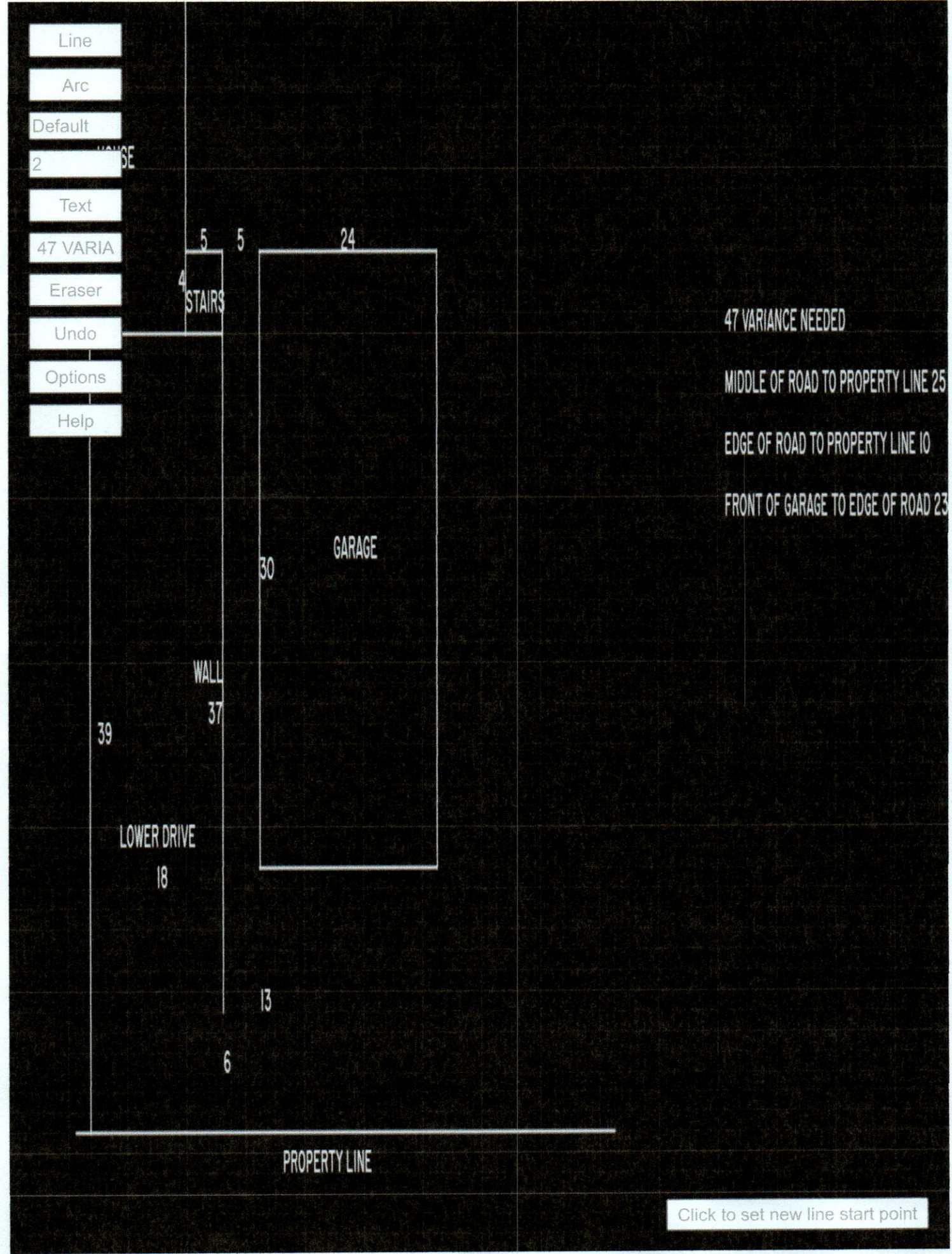
Conclusion

For the reasons stated above, the applicant respectfully requests approval of a **43-foot setback variance** to allow the construction of a 24x30 detached garage. This variance is necessary to make reasonable use of the property given the natural topographical constraints and will not negatively impact surrounding properties.

Current Lot size



Parcels ID	Owner	Address
03300401009	John P & Christina L Womble	9729 Ridge Heights Rd., Fairview Heights, IL., 62208
03300401010	Timothy L & Cindy L Kennedy	9733 Ridge Heights Rd., Fairview Heights, IL., 62208
0330040100	Clayford & Cindy S Harris	9737 Ridge Heights Rd., Fairview Heights, IL., 62208
03300401012	Richard L & Linda Nieweglowski	9741 Ridge Heights Rd., Fairview Heights, IL., 62208
03300401018	Alphonso Romious	9761 Ridge Heights Rd., Fairview Heights, IL., 62208
03300402092	Gail D & Vera A Mitchell	9734 Ridge Heights Rd., Fairview Heights, IL., 62208
03300402010	Gail D & Vera A Mitchell	9738 Ridge Heights Rd., Fairview Heights, IL., 62208
03300402011	Rodney & Nancy S Stovall	9746 Ridge Heights Rd., Fairview Heights, IL., 62208
03300402012	Rodney & Nancy S Stovall	9746 Ridge Heights Rd., Fairview Heights, IL., 62208
03300402060	Gregory & Caroline Andrews	9750 Ridge Heights Rd., Fairview Heights, IL., 62208
03300402015	Peter Edward Schultz	9760 Ridge Heights Rd., Fairview Heights, IL., 62208
03300402016	Peter Edward Schultz	9760 Ridge Heights Rd., Fairview Heights, IL., 62208





VersaTube Building Systems
50 Eastley Street
Collierville, TN 38017

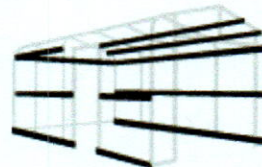
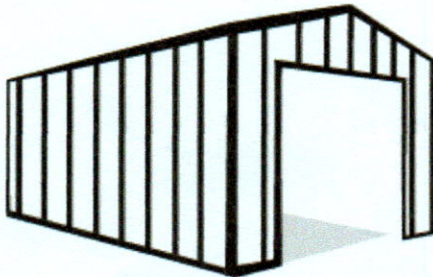
800-810-2993
sales@versatube.com
support@versatube.com

Custom Structure Technical Specification

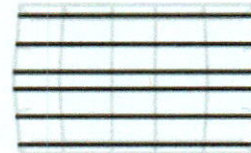
Thursday, September 18th 2025, 01:48 PM

STRUCTURE TYPE

Summit - Frame Only



With Side Hat
Channel (Girts)

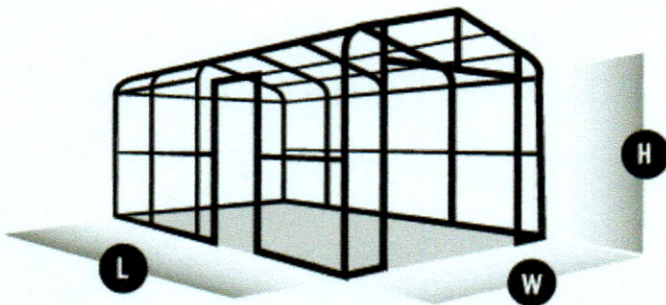


With Roof Hat
Channel (Purlins)

Description:

24'x30'x10' Summit Frame Only, 6' on center, (1) 16'x7' garage door opening, (1) 9'x7' garage door opening, (1) walk door opening

FRAME SPECS

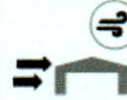


WIDTH
24'

LENGTH
30'

HEIGHT
(SIDEWALL)
10'

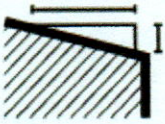
This structure is engineered to meet or exceed your local building code requirements of:

 20lbs GROUND SNOW LOAD	 20lbs ROOF SNOW (LIVE) LOAD	 90MPH WIND LOAD
--	---	---

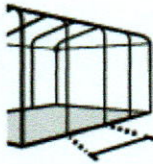
* Source: IBC 2009

Structure will be anchored to:

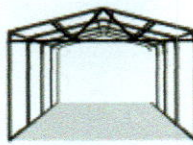
Concrete



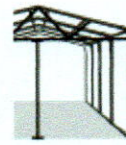
ROOF
PITCH
3:12



ON CENTER
SPACING
6'



TRUSS BRACE
TYPE
Type 3

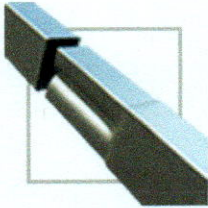


GROUND-TO-
TRUSS CLEARANCE
9' 11 1/4"

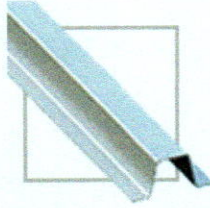


FRAME
WEIGHT
2083 lbs

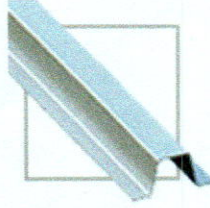
Steel Specifications



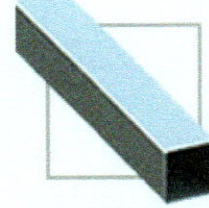
FRAME
2" x 3"
14 Gauge Galvanized
Tube
Domestic Steel - 67%
Recycled



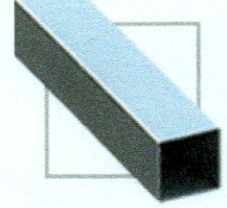
ROOF
PURLINS
18 Gauge Galvanized
Roof Purlins
2' 2 7/8" On Center
Spacing



SIDEWALL
GIRTS
18 Gauge Galvanized
Roof Purlins
4' 5 5/8" On Center
Spacing



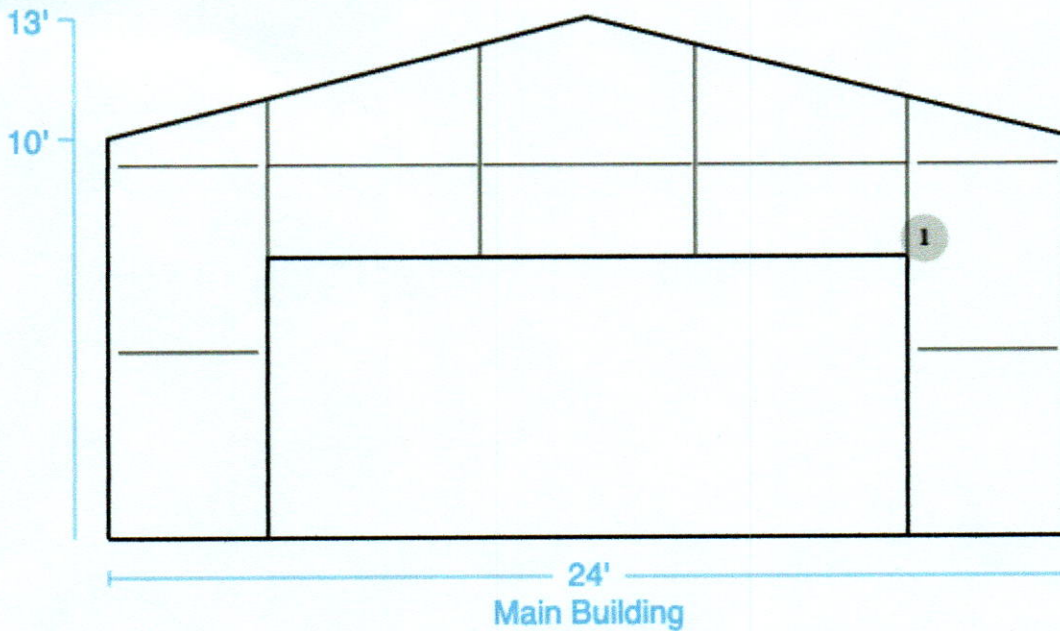
FRONT/BACK
WALL GIRTS
1.5" Square 18 Gauge
Galvanized Flush Mount
Girts
4' 7 7/8" On Center
Spacing



FRONT/BACK
WALL VERTICALS
2" Square 15 Gauge
Galvanized Front / Back
Wall Verticals

BUILDING OPENINGS

Front



① Garage Door Frame

16' x 7'

DIMS

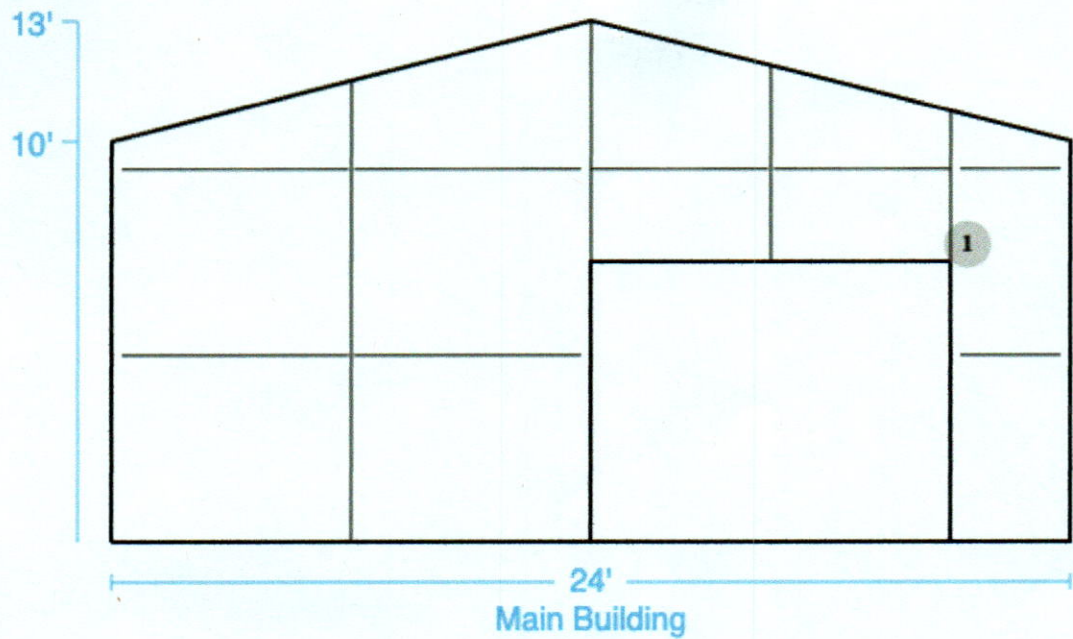
4'

FROM
LEFT

4'

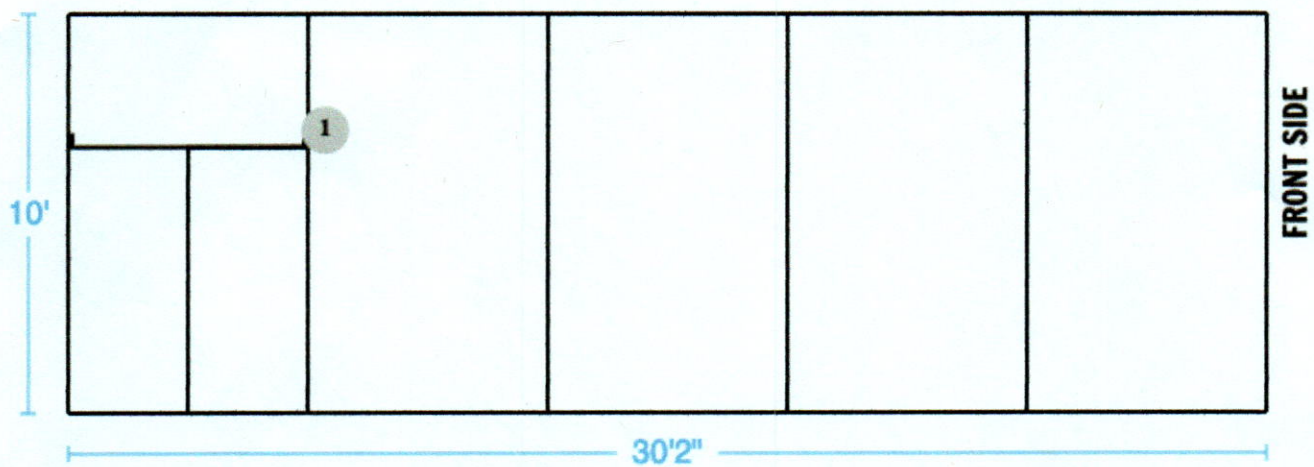
FROM
RIGHT

Back



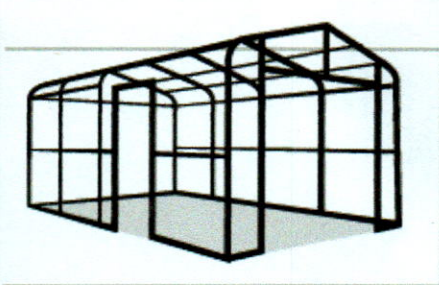
- ① Garage Door Frame
- | | | |
|---------|-----------|------------|
| 9' x 7' | 12' | 3' |
| DIMS | FROM LEFT | FROM RIGHT |

Left



- ① Walk Door Frame
- | | | |
|-----------|-----------|------------|
| 3' x 6'8" | 3'1" | 24'1" |
| DIMS | FROM LEFT | FROM RIGHT |

WARRANTY DETAILS



The VersaTube Product Pledge

Pledge is our way of showing that we're proud of our products and the level of quality that they represent. Your structure will go through an extensive inspection process prior to leaving our plant, but if any component should not meet your expectations, we'll be glad to replace the part at no charge within 30 days of purchase.

RETURN TO AGENDA

The only criteria that must be met is that you bought the structure from VersaTube, the damage wasn't caused by customer modifications or mishandling, and that the structure was erected within 30 days of purchase.

The second part of the VersaTube Product Pledge provides a 20 year structural warranty on all framing components of our structures from the date of purchase. Of course, the defect can't be caused by customer modifications or negligence, an unanticipated Act of God or nature, an accident, or any type of internal or external impact. Improper assembly or installation may also void the warranty.

The customer is responsible for performing standard structure maintenance and inspections on a regular basis. We reserve the right to repair or replace any part that might not meet expectations.

VersaTube is proud to put our name on the structures we manufacture for our customers and stand behind their quality with our industry leading Product Pledge.

DELIVERY OPTIONS



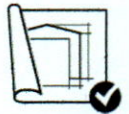
Standard Delivery
(Customer Unloads)

\$0
(Included in total price)

DELIVERY ESTIMATE

Engineered plans will be ready for your review in 35 days.

You selected engineering plans. Once you review and approve the plans then your structure will be assigned a shipment date.



Custom Structure Technical Specification

Thursday, September 18th 2025, 01:48 PM

VersaTube Building Systems
50 Eastley Street
Collierville, TN 38017

800-810-2993
sales@versatube.com
support@versatube.com

© 2016 VersaTube Building Systems. All Rights Reserved.

RETURN TO AGENDA

CITY OF FAIRVIEW HEIGHTS
10025 BUNKUM ROAD
FAIRVIEW HEIGHTS IL 622 618-489-2000

Receipt No: 10.000000306 Feb 6, 2026

KARI CLEVELAND

Previous Balance: .00

PERMITS

ZBA HEARING FEE - 9745 150.00

RIDGE HEIGHTS RD

001-000-4-390-00

ZONING PERMITS

Total: 150.00

GENERAL FUND CHECK

Check No: 4053 150.00

Payor:

KARI CLEVELAND

Total Applied: 150.00

Change Tendered: .00

02/06/2026 2:59 PM



DEPARTMENT OF LAND USE AND DEVELOPMENT

PUBLIC HEARING NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Zoning Board of Appeals on Thursday, April 2nd, 2026 at 7:00 p.m. in the Fairview Heights Municipal Complex 10025 Bunkum Road, Fairview Heights, Illinois and virtually at which time and place the Zoning Board of Appeals will consider an Area Bulk Variance for a 43-foot setback variance to allow the construction of a 24-foot by 30-foot detached garage. The property is addressed as 9745 Ridge Heights Rd, Fairview Heights, County PIN 03-30.0-401-013.

Request was made by Jason and Kari Cleveland, 9745 Ridge Heights Rd, Fairview Heights, IL 62208.

All persons desiring to comment on this proposal may appear at said hearing and be heard thereon.

Dated April 6, 2026.

FAIRVIEW HEIGHTS ZONING BOARD OF APPEALS

BY: Ronald Abernathy

ZBA01-26



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) – March 2026
 Date: April 16, 2026

Major Department Activities.

Planning and Zoning

- The Planning Commission did not meet in March:
- The Zoning Board of Appeals did not meet in March.

Plan Review

- Commercial Plan Review in the pre-permitting phase
 - 6308 N Illinois Street (7 Brew) – New Construction – Ward 4
 - 5909 N Illinois Street (Firehouse Subs) – Tenant Finish – Ward 3
 - 134 St. Clair Square Suite 190 (DTLR) – Tenant Finish – Ward 4

Action Items

- **Planning Commission Case PC 01-26**

Planning Commission held the necessary public meeting to discuss the rezoning request for 114 N Ruby Lane (PPN: 03-28.0-106-009) 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 01-26 with the recommendation of approval.**

- **Zoning Board of Appeals Case ZBA 01-26**

Zoning Board of Appeals held the necessary public meeting to discuss the area bulk variance request for 9745 Ridge Heights Rd (PPN: 03-30.0-401-053) the Commission voted five (5) in favor, zero (0)

against and one (1) absent to recommend approval of the application. **Recommendation that the Planning Committee forward to City Council ZBA 01-26 with the recommendation of approval.**

Please let me know if there are questions or concerns.

Enc –

- Monthly Project Report – March 2026
- Monthly Inspection Report -March 2026



Monthly Project Details Report

Permit Issued Date Time from Projects feed: 03/01/2026 - 03/31/2026

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Building Permit (C)	25-001738	9950 Bunkum Rd	Patricia McKissack, Farnsworth Group Inc, 2175311262, pmckissack@f-w.com	03/19/2026 at 12:06 PM	The project consists of constructing a new pickleball facility and expanding the existing REC Complex. The intent is to match the existing materiality and construction of the existing REC Complex, expand parking and detention facilities, and to modify the existing trail system at the perimeter of the site to accommodate the new addition. The expansion will include reception, (2) offices, hospitality/vending area, restrooms, storage, concession, (4) indoor pickleball courts, (3) outdoor covered courts, and (3) outdoor uncovered courts. Occupancy Types (drop down above is not working): Building Code - IBC 2021 Occupancy Type - A-3 Construction Type - 2B Square Feet - 14,185 sf Valuation - 14,185 sf x 232.31 (BVD August 2025 for A-3*IIIB) = (3,295,317.35 x Permit Fee Multiplier) A complete sub-contractors list is currently to be determined and shall be provided by Holland Construction Services upon completion.
Building Permit (C)	25-001541	320 N Ruby Ln	Wes & Kathy Johnson, Owner, 6186047727	03/16/2026 at 4:51 PM	
Building Permit (C)	26-000053	6805 Old Collinsville Rd	Rebecca Kenison, Andria's Food Group, 6186324866, rebecca@andrias.com	03/04/2026 at 9:34 AM	Basement Remodel into a Rathskeller/Speakeasy and Private Dining Room.
Building Permit (R)	26-000300	9726 Old Lincoln Trl	Juan Rodriguez, 6182402561	03/09/2026 at 10:51 AM	Approved by Dallas Alley 10:48AM 3/9/26 For grading of vacant lot
Building Permit (R)	26-000394	9464 Holy Cross Rd	August E & Marjorie Werner Jr, 6184012297, renrew7@charter.net	03/24/2026 at 9:28 AM	Extending permit # 20-14637 Home building.
Building Permit (R)	26-000335	207 Sheffield Ct	Corey Wheeler, Chesley Fence and Deck, 6182362999, coreyw@chesleyfence.com	03/17/2026 at 2:34 PM	Removing 16'x16' deck and replacing with new 20'x18' composite deck with aluminum handrail.
Building Permit (R)	26-000331	3813 Highland Rd	Shaun Hillis, Hillis Contracting & Building LLC, 6187790479, hcb0482@yahoo.com	03/25/2026 at 10:00 AM	Rebuild existing deck out of 2x10 treated material, overall 470sqft, 6x6 post on 2x10 bearing beam sitting notched on 6x6 post, 2x6 treated decking, with treated handrail material

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Building Permit (R)	26-000316	115 Cheshire Ct	Alex Nickens, Nickens Landscaping & Excavating LLC, 6189100882, nickenslae@gmail.com	03/16/2026 at 9:18 AM	Retaining wall in the backyard.
Building Permit (R)	26-000276	9766 Old Lincoln Trl	Edmilson Yaxcal, 502 RE SOLUTIONS LLC, 3145862292, 502resolutions@gmail.com	03/04/2026 at 3:04 PM	Window, garage siding, door, roof replacement. New HVAC, flooring, garage concrete. Remodel the kitchen and bathroom.
Building Permit (R)	26-000412	1 Weslake Dr	Jennifer Plake, Lebanon Seibert Electric, 6185372677, lseelectric@sbcglobal.net	03/27/2026 at 11:03 AM	Install an 18kw generator with a 200A transfer switch
Demolition Permit (C)	26-000361	6004 N Illinois St	John Odom, 4173432602, john@johnsodom.com	03/20/2026 at 2:30 PM	The existing Captain D's building underwent an interior fire. The interior of the building needs to be cleaned out to remove all of the fire debris. We are applying for an interior demolition permit only at this time. Once the interior of the building has been gutted, the Architect will revisit the existing building to complete a take off of all items that need to be corrected (due to the fire) and will put together a full set of construction documents for the remodel portion, which will be submitted as a separate permit. Also, under this permit, any existing holes in the exterior of the building will have plywood installed (to secure the building). The existing parking lot / site will have all trash / debris picked up / removed.
Electrical Permit (C)	26-000410	4539 N Illinois St	SAM RAMADAN, FABULOUS PROPERTIES, 8593936203, SAM.TRIPLECROWN@YAHOO.COM	03/30/2026 at 8:37 AM	Hook Bathroom Fan
Electrical Permit (C)	26-000403	10025 Bunkum Rd	Jeana Dalton, Catalyst Network Systems, 7022923260, jdalton@catalystns.com	03/27/2026 at 11:55 AM	AT&T will be removing and replacing (12) antennas and (12) radios on an existing telecommunications facility.
Electrical Permit (C)	26-000355	10227 Lincoln Trl	David Braswell, DM Electric Heating and Cooling, 6186163204, dmelectric@hotmail.com	03/19/2026 at 8:34 AM	Replace electrical service on suite #7 and suite # 10 ... install exit signs inside all suites , fix all exterior lighting
Electrical Permit (C)	26-000256	105 Bountiful Dr	DOUGLAS JOHANSEN, MAC ELECTRIC, 6186326672, jennymacelectric@yahoo.com	03/02/2026 at 10:07 AM	full meter replacement, install circuit to outdoor gfci, dedicated circuit to kitchen
Electrical Permit (C)	26-000370	10251 Lincoln Trl, 12	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	03/20/2026 at 2:24 PM	inspection on main distribution panel

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Electrical Permit (R)	26-000313	9106 Summit Dr	Daniele Hader, A-Age Electrical Co. Inc., 6182344336, office@a-ageelectric.com	03/12/2026 at 9:49 AM	new wiring for front exterior wall
Electrical Permit (R)	26-000397	9931 South Rd	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	03/26/2026 at 8:36 AM	install (5) gfcı outlets. remove all conduit and wiring not to code in basement, outbuildings, and garage. installed closet lights to code
Electrical Permit (R)	26-000269	321 Erin Dr	Brda Electric, Brda Electric Inc., 6363430504, permits@brdaelectric.com	03/03/2026 at 2:11 PM	We are installing a new 200A main service panel and upgrading the utility meter will be a lever bypass meter.
Electrical Permit (R)	26-000092	2 Estelle Ln	Caleb Gardner, 6184774726, clbgdrnr@gmail.com	03/13/2026 at 10:41 AM	New 200-AMP underground service,electrical meter relocation, and main breaker panel relocation. Ameren Engineer approved. Ameren installing new Transformer on pole and is trenching the service line to new meter location. Old sub-panel in main house to be replaced with a junction box to hold wire splices to new panel and old main panel in accessory structure to be converted to sub panel. Breakers to be brought up to code with GFCI/AFCI on required circuits.
Electrical Permit (R)	26-000271	104 Primrose Ln	Cari Maloney, MEI Electric Inc, 6187892381, info@meielectricinc.com	03/04/2026 at 8:39 AM	re wire & Service upgrade
Electrical Permit (R)	26-000315	208 St Clair Dr	Brda Electric, Brda Electric Inc., 6363430504, permits@brdaelectric.com	03/12/2026 at 3:30 PM	1 - 200 amp meter disconnect 1 - 200 amp main lug panel copper buss 40/60 (new location) 1 - All new breakers for existing circuits 1 - Whole home surge 1 - Update Grounding 1 - Rigid riser above roof 1 - Rigid pipe on side of house to feed into attic and transfer to pvc for feeders to main panel in the basement
Electrical Permit (R)	26-000038	1166 Stonewolf Trl	Brda Electric, Brda Electric Inc., 6363430504, permits@brdaelectric.com	03/20/2026 at 9:12 AM	1 Dedicated circuit for garage (2) duplex outlets 1 Dedicated EV Circuit - 60 Amp Breaker
Electrical Permit (R)	26-000282	46 Concord Dr	Patricia Pulliam, GreenGrids, 8153253892, patricia.pulliam@greengridssolar.com	03/19/2026 at 8:36 AM	Installing rooftop solar panels.
Electrical Permit (R)	26-000244	225 Pleasant Ridge Rd	Samantha Rutledge, EWD Energy Solutions LLC, 3146011556, srutledge@ewdenenergysolutions.com	03/04/2026 at 8:39 AM	Installation of roof mounted photovoltaic solar system

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (C)	24-000679	319 Fountains Pkwy	Hilario Grossi, Four Points by Sheraton St. Louis, 6186229500	03/31/2026 at 1:27 PM	
Occupancy Permit (C)	25-002117	10845 Lincoln Trl	Ronnie Vinton, 3148534181, ronnie@greengoose.com	03/03/2026 at 2:14 PM	
Occupancy Permit (R)	26-000404	29-18 Northbrook Cir	Akrizia Donald, 6187813085, adonald21@hotmail.com	03/25/2026 at 11:31 AM	
Occupancy Permit (R)	26-000377	147 Ashley Dr	Charlotte Moore, 6186246314, charlottechalmers84@gmail.com	03/20/2026 at 12:19 PM	
Occupancy Permit (R)	26-000365	65-18 Northbrook Cir	Nyesha King, 6186317549	03/19/2026 at 4:12 PM	
Occupancy Permit (R)	26-000366	15 Bluff Ct, Rear	Smart N. Igwe Ama, 9179457520, smartigweama@gmail.com	03/19/2026 at 4:09 PM	
Occupancy Permit (R)	26-000369	33 Estates View Dr	Sheryl Armstead, 6186712025, joslin0906@icloud.com	03/20/2026 at 10:32 AM	
Occupancy Permit (R)	26-000434	3 Deerwood Trl	Grady Niles, 6185673894, grniles@hotmail.com	03/31/2026 at 2:54 PM	
Occupancy Permit (R)	26-000371	101 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	03/23/2026 at 4:14 PM	
Occupancy Permit (R)	26-000433	5 Helen Ct	Brandon Michael, 8654046107, brookeandbrandonmichael@gmail.com	03/31/2026 at 2:39 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	26-000432	318 Union Hill Rd	Azalia Gordon, 6186991361, azaliagordon0@gmail.com	03/31/2026 at 12:52 PM	
Occupancy Permit (R)	26-000374	148 Ashley Dr	Titus Wood, 6183830636, tituswood2502@gmail.com	03/20/2026 at 11:49 AM	
Occupancy Permit (R)	26-000431	217 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	03/31/2026 at 3:07 PM	
Occupancy Permit (R)	26-000385	31 Brown Dr	Forrest Bevineau, 6187892884, ffbevineau@gmail.com	03/23/2026 at 10:21 AM	
Occupancy Permit (R)	26-000382	43-21 Northbrook Cir	Koliya Hicks, 9139917641, kolyiahicks@gmail.com	03/20/2026 at 3:52 PM	
Occupancy Permit (R)	26-000409	207 Vale Dr	Terrell Brown, 6185600568, rozay1368@gmail.com	03/26/2026 at 9:39 AM	
Occupancy Permit (R)	26-000387	39-15 Northbrook Cir	Ardia Trammel, 6186981587	03/23/2026 at 10:56 AM	
Occupancy Permit (R)	26-000388	1 Berkley Ct	Tiffany Gully, 6184104668, tsgully1980@gmail.com	03/23/2026 at 12:33 PM	
Occupancy Permit (R)	26-000390	9824 Bunkum Rd	Edward Frawley III, 6187416788, efrawley3@icloud.com	03/23/2026 at 2:40 PM	
Occupancy Permit (R)	26-000428	25-14 Northbrook Cir	Tykeisha Chatman, 6183019723, tykeishachatman@icloud.com	03/30/2026 at 3:50 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	26- 000427	59-31 Northbrook Cir	Doug Boehler, 6187899940, dougboehler@yahoo.com	03/30/2026 at 3:36 PM	
Occupancy Permit (R)	26- 000418	27S Sapphire Ln	Sai Krishna Korada, 3142672756, saikrishnakorada75@gmail.com	03/27/2026 at 2:03 PM	
Occupancy Permit (R)	26- 000416	129 Toulon Ct	Tarica Thomas, 6185405644	03/27/2026 at 12:06 PM	
Occupancy Permit (R)	26- 000399	69-33U Northbrook Cir	Jermella Browne, 6185780748, ladiimell1519@icloud.com	03/24/2026 at 3:04 PM	
Occupancy Permit (R)	26- 000413	25-23 Northbrook Cir	Morgan Margherio, 6189469308, morgan.margherio@gmail.com	03/26/2026 at 3:22 PM	
Occupancy Permit (R)	26- 000406	331 Frey Ln	Lyneisha Bowen, 6185346951, lyneishabwn02@gmail.com	03/25/2026 at 3:22 PM	
Occupancy Permit (R)	26- 000439	85-23 Northbrook Cir	Tiffany Williams, 3148535998, Tiffany.williams@evertrueliving.org	03/31/2026 at 4:18 PM	
Occupancy Permit (R)	26- 000306	475 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	03/12/2026 at 9:48 AM	
Occupancy Permit (R)	26- 000272	5712 Pontiac St, 3	Ella Ray, 6189202898, hisfr2me@gmail.com	03/02/2026 at 1:56 PM	
Occupancy Permit (R)	26- 000353	328 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	03/19/2026 at 12:14 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	26- 000297	200 Primrose Ln	James Peoples, 6185800240	03/06/2026 at 12:38 PM	
Occupancy Permit (R)	26- 000310	406 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	03/12/2026 at 9:49 AM	
Occupancy Permit (R)	26- 000292	321 David Dr	Laurie Frank, 6185706224, lfrank4annie@gmail.com	03/05/2026 at 10:28 AM	
Occupancy Permit (R)	26- 000284	85-14 Northbrook Cir	Jonathan Ballas, 6184104202, jballas504@gmail.com	03/04/2026 at 9:40 AM	
Occupancy Permit (R)	26- 000327	65-37 Northbrook Cir	Joshua Briggs, 6189205441, joshbriggs947@gmail.com	03/12/2026 at 11:57 AM	
Occupancy Permit (R)	26- 000328	712 Conner Cir	Linda Rogers, 2295061347, rogershome8@gmail.com	03/12/2026 at 11:55 AM	
Occupancy Permit (R)	26- 000270	57 Peachtree Ln	Kendra Glover, 6188251990, Glover.Kendra23@gmail.com	03/02/2026 at 10:38 AM	
Occupancy Permit (R)	26- 000299	55-36 Northbrook Cir	Brock Sheets, 5154938929, brock03sheets@hotmail.com	03/09/2026 at 10:07 AM	
Occupancy Permit (R)	26- 000329	41-38 Northbrook Cir	Ashley-Michelle Clinton, 3143242426, ashleyclntns@gmail.com	03/12/2026 at 12:29 PM	
Occupancy Permit (R)	26- 000330	67-32 Northbrook Cir	Christopher Lacey, 4696144608, 0326chrisrob@gmail.com	03/12/2026 at 12:46 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	26- 000268	201 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	03/06/2026 at 8:35 AM	
Occupancy Permit (R)	26- 000333	3 Elvira Dr	Joseph Olmo, 6189716369, jr_olmo@att.net	03/13/2026 at 9:39 AM	
Occupancy Permit (R)	26- 000338	40 Fairway Dr	Anastasia Morton, 9402188074, ana.ms.morton@gmail.com	03/13/2026 at 4:22 PM	
Occupancy Permit (R)	26- 000340	435 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	03/16/2026 at 9:57 AM	
Occupancy Permit (R)	26- 000341	319 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	03/16/2026 at 9:57 AM	
Occupancy Permit (R)	26- 000267	413 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	03/06/2026 at 8:35 AM	
Occupancy Permit (R)	26- 000303	5109 N Illinois St, 120	Erin Ritchie, 6185736056, erin66658@gmail.com	03/09/2026 at 1:52 PM	
Permanent Sign Permit (C)	26- 000356	10890 Lincoln Trl	Ben Luedtke, 8159089002, bsluedtke@gmail.com	03/26/2026 at 10:34 AM	We would like to replace the sign by the street and the sign over the door with Remington Homes signs
Permanent Sign Permit (C)	26- 000375	4531 N Illinois St	Chris Davis, United Ink, 6182350200, chris@united-ink.com	03/20/2026 at 2:26 PM	Permanent Illuminated Channel Letter Sign on a Raceway, above the entrance.
Permanent Sign Permit (C)	26- 000384	10890 Lincoln Trl	Ben Luedtke, 8159089002, bsluedtke@gmail.com	03/26/2026 at 10:33 AM	Replace front sign on post

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Permanent Sign Permit (C)	26-000337	6599 N Illinois St	Ja-Me's Simmons, Minuteman Press-Edwardsville, 6186164723, edwsales@minutemanpress.com	03/17/2026 at 3:39 PM	Installation of Flat Signs on the Currently Standing Monument Market Place Sign Next to Taco Bell Fairview Heights on 159 Address: 6599 North Illinois St., Fairview Heights, IL 62208
Plumbing Permit (R)	26-000324	208 Brittany Dr	Maci Blanford, Ehret Inc., 6182331018, maci.blanford@ehretinc.com	03/12/2026 at 3:16 PM	THIS IS A STEEL/FIBERGLASS TUB TEAR OUT ON THE DEMO FOR THIS TUB TO SHOWER BASE CONVERSION - WE WILL NEED DRAIN AND VALVE ON THIS PROJECT - THE BATHROOM IS ON THE SECOND FLOOR OVER A FINISHED ROOM - WE WILL HAVE THE MOEN 2570 VALVE FOR MATERIALS
Plumbing Permit (R)	26-000425	629 Deppe Ln	Samantha Burdess, Polar Plumbing, Heating & Air Conditioning, 6187727007, callpolaraire@gmail.com	03/30/2026 at 3:58 PM	Sewer line spot repair.
Pool Permit (C)	26-000301	1518 Lake Top Dr	Liz Donahower, 3145202352, lscholz849@gmail.com	03/10/2026 at 2:57 PM	Setting up an above ground pool.
Solar Permit (R)	26-000263	46 Concord Dr	Patricia Pulliam, GreenGrids, 8153253892, patricia.pulliam@greengridssolar.com	03/10/2026 at 8:33 AM	Installing rooftop solar panels.
Solar Permit (R)	26-000089	632 Wild Horse Creek Dr	Barb Starman, Bickle Electric Contracting Co., Inc, 6182594499, barb@bickleelectric.com	03/04/2026 at 9:03 AM	Permit job. A/C Disconnect needs fused. Complete any necessary changes to Solar installation done by others to meet code. Get Final inspection.
Solar Permit (R)	25-002104	736 Saybrook Falls Dr	Baily Solan, Corvus Pro Solar, 5735283375, permitting@corvusprosolar.com	03/03/2026 at 9:35 AM	Roof mounted installation of (35) 410 W PV modules, with (35) Enphase IQ8HC microinverters. Enphase IQ Battery and backup loads panel for ESS. System interconnected via 90A 2 pole breaker.
Solar Permit (R)	25-002102	732 Terra Springs Way Dr	Baily Solan, Corvus Pro Solar, 5735283375, permitting@corvusprosolar.com	03/03/2026 at 9:37 AM	Roof mounted installation of (16) 400W PV modules alongside (16) Enphase IQ8Plus microinverters. System interconnected via breaker in MSP. Derate main down to 150A.
Solar Permit (R)	25-002052	225 Pleasant Ridge Rd	Samantha Rutledge, EWD Energy Solutions LLC, 3146011556, srutledge@ewdennergysolutions.com	03/04/2026 at 8:40 AM	Installation of roof mounted photovoltaic solar system
Solar Permit (R)	25-001735	404 Lemans Way	Zach Morgan, Freedom Forever LLC, 5016075553, permitlittlerock@freedomforever.com	03/18/2026 at 8:42 AM	Installation of 46 PV rooftop panels, 2 Tesla Powerwalls and MPU

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Temporary Sign Permit (C)	26-000396	5036 N Illinois St	Tiffany Harvey-Horton, Tiffany Ink, LLC., 6185305529, info@tiffanyink.com	03/24/2026 at 3:53 PM	Temporary double-sided yard sign to promote on-site beauty and wellness services and in-suite retail offerings (cold-pressed juice) at an existing multi-tenant commercial business location. The sign will be placed on the business property near the front of the building and aerial oriented toward the street for visibility.
Temporary Sign Permit (C)	26-000326	5100 N Illinois St	Anita Gajewski, Legacy Christian Academy, 6183459571, info@legacychristianacademy.info	03/12/2026 at 8:51 AM	One large and 4 small yard signs placed parallel to Route 159 on Edgemont Bible Church property.
Temporary Sign Permit (C)	26-000383	1 Pleasant Ln	Tamela Malone, 6184479986, m_tamala@yahoo.com	03/23/2026 at 11:30 AM	
Temporary Sign Permit (C)	26-000348	218 Lincoln Hwy	Brian McMillan, Sun Auto Tire & Service, 5733819081, brian.mcmillan@sun.auto	03/27/2026 at 8:35 AM	We would like to place three banners and three feather flags for a 3-day grand opening event for the Plaza Tire Service location at 218 Lincoln Highway in Fairview Heights. Each banner is 3' x 10'. Each feather flag is 12' tall. Event dates are March 26-28, 2026.
TOTAL				89	



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

This report summarizes activity by permit type.
from feed: 03/01/2026 - 03/31/2026

PROJECT TYPE	PASSED	FAILED	# OF RESULTS
Building Permit (C)	9	3	13
Building Permit (R)	34	5	57
Electrical Permit (C)	3	2	6
Electrical Permit (R)	8	3	16
Mechanical Permit (C)	2	0	2
Occupancy Inspection (R)	47	36	86
Occupancy Permit (C)	1	8	10
Permanent Sign Permit (C)	1	0	1
Plumbing Permit (C)	1	0	1
Plumbing Permit (R)	1	0	1
Solar Permit (R)	18	11	37