



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

AGENDA PLANNING COMMISSION April 14, 2026 7:00 P.M.

IN PERSON: CITY HALL, 10025 BUNKUM ROAD.

VIRTUAL: BY COMPUTER, TABLET OR SMARTPHONE.

[HTTPS://WWW.GOTOMEET.ME/COFH_LUD/PLANNING_COMMISSION](https://www.gotomeet.me/cofh_lud/planning_commission)

PHONE: +1 (408) 650-3123 ACCESS CODE: 739-271-573

ONE-TOUCH: TEL: +14086503123, 739271573#

1. CALL TO ORDER AND ROLL CALL
2. **CITIZENS COMMENTS-** *This is an opportunity for the public to address the Planning Commission on non-agenda related items. Comments made during this section of the agenda that require a response will be referred to the appropriate City staff member or official for follow-up at a later date.*
3. **MINUTES:**
 - a. Regular meeting of December 9, 2025
4. **PC CASES/PUBLIC HEARINGS**
 - a. PC 01-26, Zoning Amendment for 114 N Ruby, Fairview Heights. Also identified by St Clair County PIN(s) 03-28.0-106-009. *VOTE REQUESTED*
 - b. PC 02-26, Zoning Amendment for 500 Fountains Pkwy, Fairview Heights. Also identified by St Clair County PIN(s) 03-22.0-305-016, and 03-22.0-305-007. *VOTE REQUESTED*
5. **OLD BUSINESS**
 - a. None



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

6. NEW BUSINESS

- a. None

7. ANNOUNCEMENTS

- a. Chair/Plan Commission Member Comments
- b. Director's Report

8. ADJOURNMENT

The next regularly scheduled meeting is May 12th, 2026; it may be canceled if there is no business to conduct.

CITY OF FAIRVIEW HEIGHTS, ILLINOIS
PLANNING COMMISSION
MEETING MINUTES
December 09, 2025

CALL TO ORDER

The meeting was called to order at approximately 7:00 p.m. by Chairman Sunyatta McDermott with (9 members) in physical attendance: Pat Herrington, Terry Fowler, Pat Wesemann, Linda Hoppe, Kelly Smith, Rich Baldwin, Ashley Hutchison, Bill Hopkins, and Sunyatta McDermott. Also in attendance were Dallas Alley (Director of Land Use & Development), Amanda Schwartz (Recording Secretary), and Andrew Hoerner (Attorney). Absent was Janice Petroff.

1. CITIZENS' COMMENTS

None

2. APPROVAL OF MINUTES

The minutes of November 10, 2025, were approved as written, with two corrections made by Pat Wesemann on page 5 about 3rd paragraph, down where it states "that has been taught of", should be changed to "that has been thought of". Also, on page 7, under Announcements, it should read "letter of intent" instead of "letter of content".

Kelly Smith 1st to motion, and Rich Baldwin 2nd to motion to approve last month's minutes.

3. NEW BUSINESS

PC 18-25, Preliminary Plat for Old Collinsville Rd, Fairview Heights.

Director Dallas Alley asks the commissioners if anyone on the committee was on the committee when the original plan for the Fountains was done. Both Commissioners, Wesemann and Herrington, stated that they were. Director Alley then mentions that for the rest of you, about 20 years ago, Vantage Homes came in and proposed a master plan and development for all of Fountains. He states that the concept was that every conceivable type of living would happen to include single-family, townhomes, condos, and duplexes. The idea was that they were all going to be villages, and Geneva Village is part of that original master plan that was divided into phase I and phase II. Mr. Alley states that phase I was built pretty much right away, and phase II was never built. Vantage Homes sold the property to McBride, and McBride then sold it to Halloran Construction, which is the current owner of the land. Halloran Construction intends to develop phase II, as was part of the master plan. Director Alley states that what the applicant is seeking is to get a preliminary plat approved, as you can see in the drawing. The property is zoned multi-family, and it does meet the density requirements. So, what we are looking at is the site plan for the Aberdeen Villas, and as you can see, it is a public road that meets the requirements for what we call public road

dedication, and there are two cul-de-sacs, which we be very similar to what is in phase I. Mr. Alley states that the applicant is seeking no more than 72 lots. They are going to develop the infrastructure the same way, no matter how they divide the lots, but it is up to the actual builder to determine whether they are going to have 1 lot and own all of them together, or if they are going to have individual lots for individual buildings. Director Alley mentions that all of the stormwater detention in this area is a bit sensitive, but it has to go into the curb on the curb line into the street, which will then go into the stormwater system and will discharge to the existing detention basin that is directly to the east of the subdivision. Mr. Alley states that this is what was designed, and he mentions that he has a copy of the drainage for Geneva Village that was designed back in 2008, and they are following those guidelines. Mr. Alley does mention that we will have to make sure that nothing has changed and that their engineer will have to do some verification on what was designed previously for phase I in Geneva Village. Director Alley explains how the stormwater system will work. Stormwater will be flowing into the existing subdivision, meaning it will all flow into the storm drains and then go out to the east underground through the drainage easement that was established back in 2008. Director Alley states that this is fairly consistent with what is seen in all of our other subdivisions, and nothing strange here. He states that the process is that if you recommend approval, it will then go to the city council, which then approves the preliminary plat, and this allows the applicant to install the roads, which will be subject to inspection while being installed. When the stormwater is going in, the city engineer will do oversight, and then they will go back to the city council for the final approval of the plat. Mr. Alley mentions that at that point, they will have to determine if they want one big lot or to divide into smaller lots. City council will sign off, saying, yes, what they proposed, what they said they were going to build, they built. At this point, Halloran Construction will provide us with their escrow so that if the road has any damage, it will be covered under the escrow. Once this is all done, then they can officially get that recorded and transfer the title to start building the lots. He does mention that typically you will not see a single house being built until that part is done; however, some provisions in the code will allow them to build like a spec house while they are building the roads. Typically, this developer does not do that; however, they can do that, and I wanted everyone to be aware of this. Director Alley states that the applicant is present, Steve Macaluso and Evan Halloran from Halloran Construction, and if any of the commissioners want to ask them questions. Director Alley also mentions that a traffic analysis was done for this property. He does mention that it isn't necessary dated, but it was done when the development was done. Because nothing has changed, we did not require an additional traffic study to be done. The ins and outs of this are very consistent with what the subdivision was designed for. The main front coming into the subdivision, Dunhill is a minor collector, and Fountain's Place is an arterial, and they are designed to handle to traffic. Mr. Alley also states that he has a copy of the entire traffic study if anyone would like to view it.

The applicant, Steve Macaluso of 1017 Cypress Point, Caseyville, IL was sworn in. Mr. Macaluso mentions that he would like to clarify that it is 78 units and not the 72 that Mr. Alley mentioned. Mr. Alley replied that it would be no more than 72 lots. Mr. Macaluso does give a bit of history about the proposed site. About 10 years ago, the same committee did the same thing with a much more difficult proposition. He mentions that this development was

approved for 160 units, which is what the current zoning is; however, this is far less dense and intense than that. He also mentions that those were 2 story projects, and this is a single-story project. Mr. Macaluso states that if anyone is curious as to what that might look like, this would be the “sister” project to what is currently going on on I-64 in O’Fallon, just across from Memorial East Hospital. He mentions that the builder they are currently working with is family family-owned construction company and development company out of Detroit, Michigan. They are a 3-generation company and the 10th biggest privately owned home builder in the USA, and have offices all over, and this project will primarily run out of their STL office. They own thousands of apartments, so they are not amateurs when it comes to these. He mentions that to him, this is far better than what has already been approved. This is a bit of an unusual circumstance for the planning commissioners because there is not a lot to talk about. The road is almost exactly like the road from phase I. The zoning is there, the density is there, the stormwater is already built, so we are here tonight to just reaffirm that everything still works, so there is not a lot of work from a procedural standpoint, but I am more than happy to answer any questions that the planning commissioners have.

Chairman McDermott asks Commissioners if they have any questions.

Commissioner Hopkins asks Mr. Macaluso, since he mentioned apartments, are these going to be rentals? Mr. Macaluso states that yes, these are going to be rentals, and they start at \$ 2275 a month, and are a senior-targeted audience. Mr. Macaluso states that they are all 2-bed 2-bath, except for a couple of units. He mentions that the people who choose to live here rent because they don’t want to own a home. Maybe they own and no longer want to, or they may want to downsize. Mr. Macaluso states that the average person living in these units is 1.7 persons per unit, and has 1 ½ cars. He also mentions that school impact is an average of 7 kids per 100 units, so this is very low then it comes to the impact of the schools and the school districts. Director Alley states that he also talked to both the grade schools and the high school about this, and they are aware and have seen the proposal. They are all good with this and have no concerns. They both see this as a good thing because it's low impact, and they will get revenue out of it. Mr. Macaluso also wants to clarify that the technical property owner is Green Mount Road Development LLC, and we have been using Halloran Construction, but for the record, I wanted that to be known.

Commissioner Baldwin asks Mr. Macaluso if there are plans to have a fence at the back properties since the railroad tracks are below. Mr. Macaluso states that there is no fence in the plans currently, and mentions that there is a huge berm that lines the entire track, that is and is probably 10 feet. A general discussion was had with Mr. Macaluso and the commissioners about the sound buffer. They talked about how a sound study was done by the developer before. Commissioner Baldwin was concerned about the elders talking over. Director Alley also states that it is a huge berm.

Commissioner Wesemann asks Mr. Macaluso if there are plans to add plants or anything of the nature to the berm, because that acts as a buffer too. Mr. Macaluso replied that he is not sure if one was done. He states that by code, there is a buffer yard requirement between this property and the existing property in Geneva Village that has to be complied with, but he is

not sure if there was one going south.

Commissioner Hopkins asks Mr. Macaluso if this is strictly a senior development. Mr. Macaluso replies that it is senior-targeted and that it is not senior-restricted. Commissioner Fowler asks Mr. Macaluso if it will be mixed with both apartments and villas. Mr. Macaluso did reply that it is a combination of 4 units and 6 units, all single story, they all have 2-car garages, and all have patios with divided fences.

Commissioner Herrington mentions he was one of the two on the committee back in 2008, and he recalls fighting for a second ingress, egress onto fountains. He states that he was concerned about emergency vehicles, and I was voted down. Commissioner Herrington mentions that he is very concerned that Dunhill is the only ingress, egress, and now they want to add additional units. A general discussion was held with the commissioners on the safety, and how you cannot undo history. Director Alley states that the big issue is that this is how it was designed and approved. Director Alley states that the two things he wants to point out are: #1, that this was always designed this way, and #2, that this has already been approved for the entire subdivision. Also, everywhere you would go with a second road, you would gobble up detention and create a flooding problem for the residents. Mr. Alley stated this is not a flood plan; you have constricted stormwater issues. Mr. Macaluso states that two times before this meeting, your predecessors have approved this. He states he does, unfortunately, the ground is land looked. He does mention that he hears the concerns and values the options of the committee; however, he is not sure at this point what can be done.

Commissioner Hopkins asks Mr. Alley if the original plan was to be rental property. Mr. Alley replied, stating that it is not up to this committee to take any consideration on whether something is individually owned or rental. The market need is market need it is not in our prevue.

Commissioner Hutchison asks Mr. Alley to please give a little bit more info as to what specifically is our purview, and what are the things we need to be looking at. Mr. Alley replies; Does this application meet the development code. He mentions are the cul-de-sacs are the right size, does it have the proper drainage, are the roads designed to be platted as public roads, and does it have easements. Mr. Alley states as Mr. Macaluso said, a buffer that was required at some point by either this commission or city council insisted on the buffer between phase I and phase II, the landscape buffer, which you can see in here; they would have to put that in. That's what our preview is for this application. Does what they are proposing meet all of those requirements?

Commissioner Herrington asks how much space is behind one of the houses facing Ember Crest and the property line, and then how much space will be between the green property line and the new houses that they will be putting in. Mr. Alley states that if you look at Dunhill and on the side, you will see a side setback. This right there is about 20 feet, so if you judge that being 20 feet from the back patio to the property line, and this is just an estimate here, one of the smallest ones from the back of the unit to the property line, not the structure, the property line appears to be about 3 times that. That would be about 60 feet from the back

of the structure to the property line, where it backs up to Ember Crest. He states that it is closer more line 35-40 feet on the railroad side. And there are some instances where it is more like 80-90 feet, but I am just going with the very closest, and again, that is not to the house but to the property line. Commissioner Herrington asks if any of those houses facing Ember Crest have fences. Mr. Alley replies that he is not sure, but that is probably when, at some point, the landscape buffer was put in and required. A general discussion was had between the commissions and Director Alley on property lines and houses being jammed up on top of Ember Crest.

Commissioner Smith asks Mr. Macaluso if the stormwater changes at all from the original plan. Mr. Macaluso replies that the engineers will be required to figure out how much area with this project compared to the original project, and then make any changes necessary. But the detention engineering that we gave them was for the apartment complex and was way more impervious, and it worked, so this is kind of a slam dunk from that.

Chairman McDermott asks if that is all from the Commissioners.

Chairman McDermott then states that they will recognize anyone who would like to address the commissioners regarding this issue. She does ask that you refrain from being repetitive with your comments, and everyone will be confined to 3 minutes so that everyone gets an opportunity to speak.

Bob Breig of 627 Ember Crest, Fairview Heights, IL was sworn in. Mr. Breig states that one of our biggest concerns is stormwater runoff. We do understand that there will be an engineering update study done, but we are already having issues with the detention basin that we are servicing the subdivision. Mr. Breig states that having additional buildings that are being proposed would put extra stress on that detention basin. Mr. Breig states that we would like the city to make sure, before we proceed, that our detention basin, which is currently there, is sufficient for the runoff that will be projected from the proposed development, and would like some assurance. Mr. Breig mentions that they had a difficult time with the city in the past getting a response to our other stormwater issues, and I believe this is just going to cause more problems in the future. Mr. Breig touched base more on the stormwater issue that he believes would be problematic if the proposed development went in. Mr. Alley mentions, as a follow-up to the stormwater issues, Mr. Breig has he states that none of the runoff will flow to the front of Geneva Village and will all flow to the East. Because this is part of the development, they will be required to maintain the basin as well. So, it will actually be split according to the original document; 52% of the maintenance will now be their responsibility, meaning you will now get some relief. Mr. Alley also mentions that corn fields and soybean fields are worse at stopping water, because when you look down below, there is nothing stopping the water from flowing. In developing this land and controlling the water, you will improve the conditions by telling the water where to go properly, and it's going where it needs to go instead of just flowing everywhere. Mr. Breig suggests a road to the west of their property to give access to the subdivision. Mr. Alley replies that, unfortunately, that land is under contract with another person, and it is not in the city and is still unincorporated.

Commissioner Herrington asks what the deration of the detention pond is that is currently there. Mr. Alley stated that there are two requirements, one being 100 years, and the second being a 2-year storm, and this one is currently both.

Mary Sue Juen of 657 Ember Crest, Fairview Heights, IL was sworn in. Ms. Juen states that she has a couple of questions first for clarification. The board did approve the proposal in September of 2009, and attached to that approval were agreements that the developer had made with the homeowners of Geneva Village. She states that Vantage was the one who was responsible for making all of the agreements, so she states that it was always Vantage making agreements with another developer. She does mention that she would like to point that out so that everyone realizes that none of the people in this room had anything to do with these agreements. Ms. Juen also mentions that attached to the approval from 2009 was a buffer agreement that the developer agreed to at the time, so she is not sure if this is the same thing listed in the proposal. She states that she did not see anything in the actual preliminary plat that shows a buffer, but the applicant did have some documents attached that show what appears to be some kind of buffer. She states that she was under the understanding that this buffer was a commercial, not just multi-family, meaning it would be a more expansive buffer, more landscaping, and potentially even a fence. Ms. Juen also states that the applicant mentioned that the largest unit was only going to have 6 units in the building, but according to the preliminary plat, there will be 2 units that have 7 units. She also mentions that she is pretty sure that when the applicant made the presentation, he mentioned that there could be changes made at some future date. She questions whether it could even change to a building having 8 units or 9 units. Ms. Juen wants to know what this committee would be approving, and then, in the future, be changed again. She would like to know if she is dealing with this proposal or if it is going to be a completely different configuration of the buildings. Mr. Alley mentions that since the buffer was mentioned, everyone was given a copy of the landscape restriction. He does mention that this is a recoded, legally-bound document, and it is still enforced, meaning they have to abide by it.

Commissioner Herrington asks Mr. Alley to clarify on page 7 what the blue and yellow markings are. Mr. Alley replied that the yellow is from him using a highlighter, and the blue is the maintenance shed.

Mr. Alley double-checks with the city Attorney, Mr. Hoerner, and you are not allowed to give your time to speak back to Mary Sue. Mr. Hoerner states it is one person up to 3 minutes to speak.

Tom Miller of 703 Ember Crest, Fairview Heights, IL was sworn in. Mr. Miller states that one of the questions he has is that the stormwater survey was done in 2008, and there have been 78 more units built north of our properties, and every one of those properties dumps their rainwater into the creek. Mr. Miller states that this means that the creek is higher, meaning the detention pond does not work, causing more problems. Adding another 78 units from the proposed plan will make it even more of a problem with the stormwater runoff than we have now. Mr. Miller is requesting that another survey be done on the property to see if that

detention pond is capable of maintaining all of the water that could be produced by everyone who is dumping into the creek. Mr. Miller states that all of the units that have been built from 2010 until now are not in that original survey. General discussion was had with Mr. Alley and Mr. Miller on the units further to the north, up in the fountains. Mr. Alley states that those are pre-detained in the lake that is Village C. Mr. Alley mentions as the applicant mentioned, it will get reviewed again, and they will study it, and our city engineer will review it.

Chairman McDermott states that this concludes the list of speakers. McDermott closed the public hearing. Chairman McDermott asks if that is all from the Commissioners for our applicant. A general discussion was held with the commissioners and Director Alley. Commissioner Hutchison mentions that she wants to finalize that their job as commissioners is to make sure that the submittal meets the technical requirements. Commissioner Hutchison asks Director Alley if he can say yes or no if it meets the requirements. Mr. Alley states that there is nothing in here that he saw that did not meet the requirements, with the caveat that the city engineer has to review any stormwater, which we would do for any development. A general discussion was held with the commissioners and Director Alley about stormwater and the city 20 years ago.

Mr. Breig asks in regards to any recommendations on stormwater adjustments, who will oversee that? Mr. Alley replies that there will be three different people. It will be me, Director Harty from Public Works, and Tom Quick, our city engineer.

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

RESOLUTION PC 18-25

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A PRELIMINARY PLAT FOR ABERDEEN VILLAS AT Old Collinsville Rd

WHERE AS, Steve Macaluso -Halloran Construction LLC, hereinafter referred to as the "Applicant," applied for a Preliminary Plat for approval of Aberdeen Villas at parcel number 03-22.0-400-029, commonly known as Old Collinsville Rd; 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 December 9, 2025, and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the subject property is zoned "MF" Multi-Family Residential 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 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 December 2025.

Sunyatta McDermott

Planning Commission Chairman

ATTEST:

Dallas Alley

Land Use Director

Sunyatta McDermott, Chairman

Planning Commission

4. OLD BUSINESS

None

5. NEW BUSINESS

None

6. ANNOUNCEMENTS

Director Alley mentioned that there is not a lot to report. Dutch Brothers is open, and

we have the Ribbon Cutting at 10 am on Monday, December 15th. Club Carwash is also open, and they have \$1.00 car washes right now. Mr. Alley states that on the development side, we have no one who has applied. He does mention that city council is getting ready to do a final reading on the Great Streets Plan, and we do have an implementation meeting. I would like to start some street scaping, and now that we have the new TIF district, I would like to start doing things on 159 as well. He also mentions that the city will be approving the final plans for the expansion of the REC and for Pleasant Ridge Park.

7. ADJOURNMENT – The meeting was adjourned at 8:08 p.m.

Respectfully,

Dallas Alley
Director of Land Use and Development
DA/as

The next regularly scheduled meeting of the Fairview Heights Planning Commission will be on January 13th, 2025, at 7:00 p.m. in the Council Chambers of the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC 01-26

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

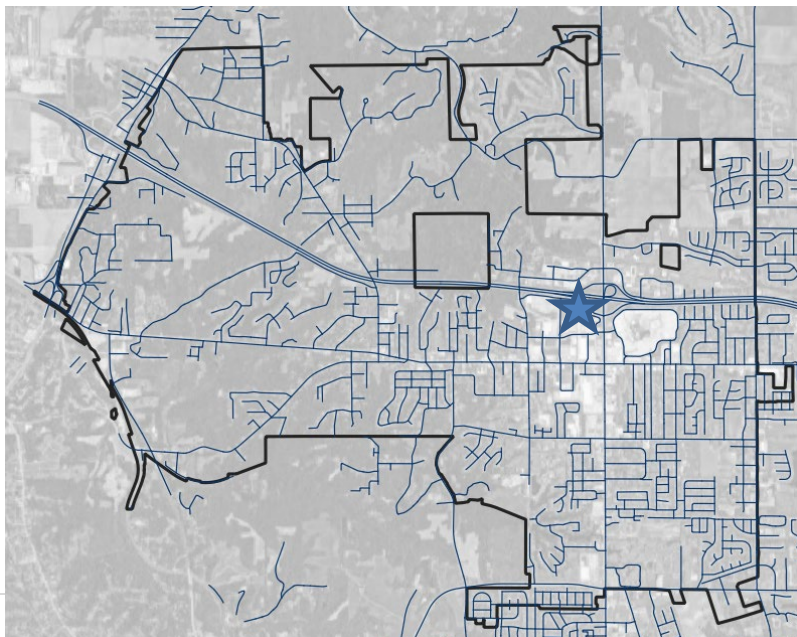
APPLICANT NAME: Anthony Meluso

MEETING DATE: April 14, 2026

ZONING: B3 –Community Business District

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

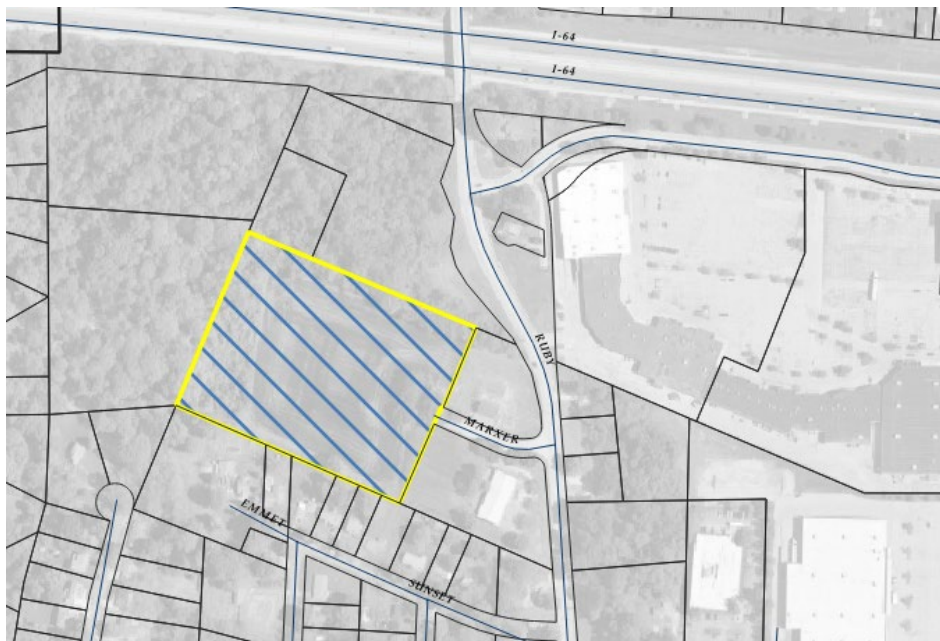
GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

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



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

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

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

2. DISCUSSION

Context

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

Zoning: Site and Surrounding Areas

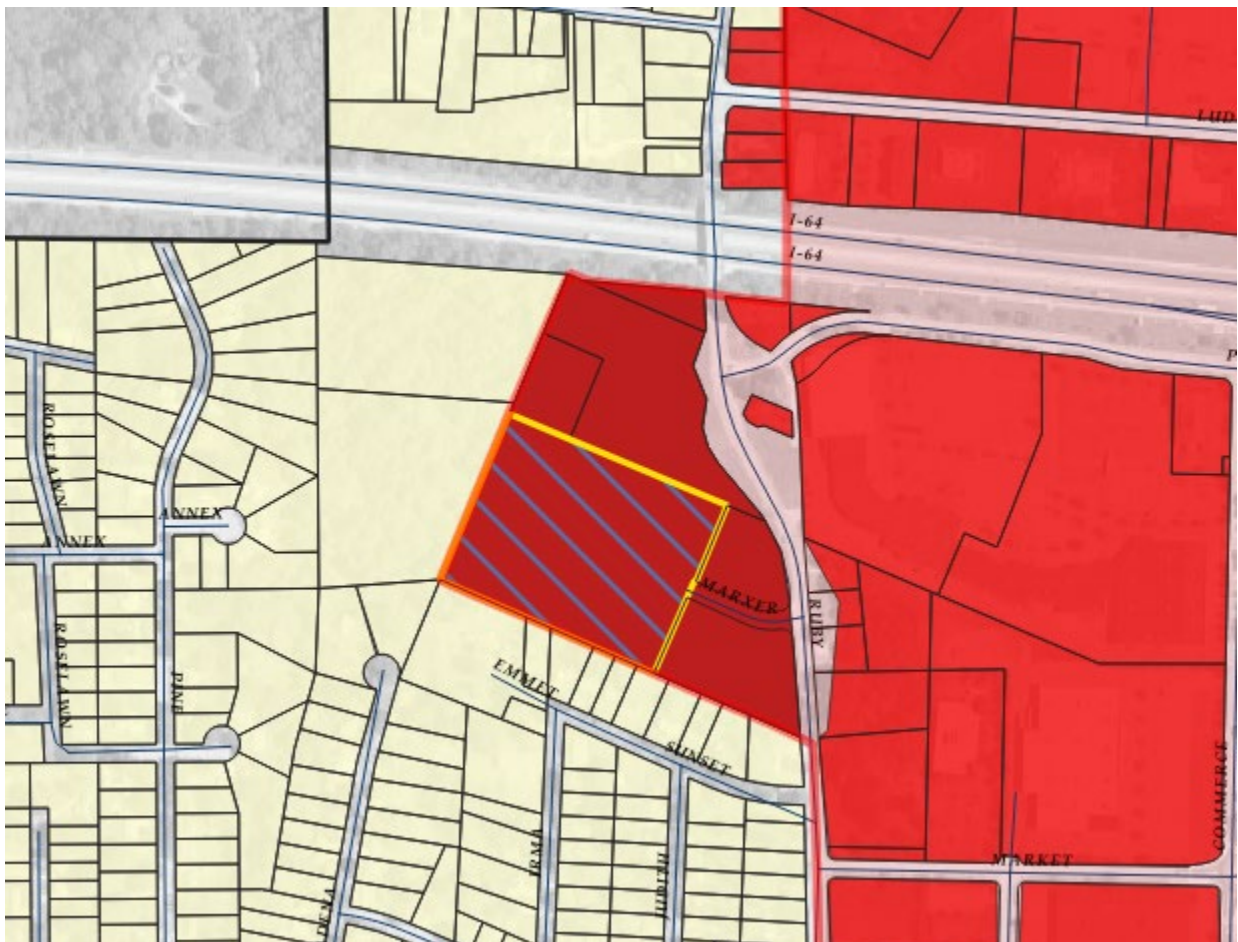
The zoning and land uses of adjoining and surrounding properties are as follows:

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

South: R-3 – Single Family Residential;

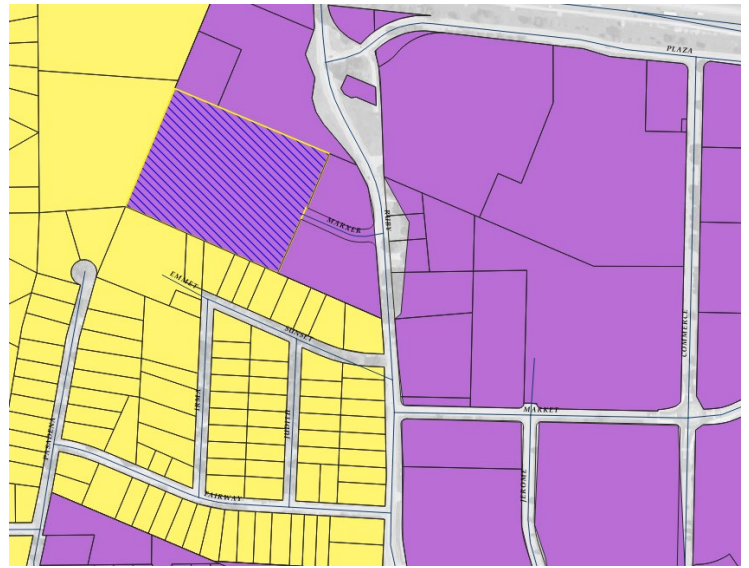
West: R-3 – Single Family Residential;

East: B-4 – Retail Business.

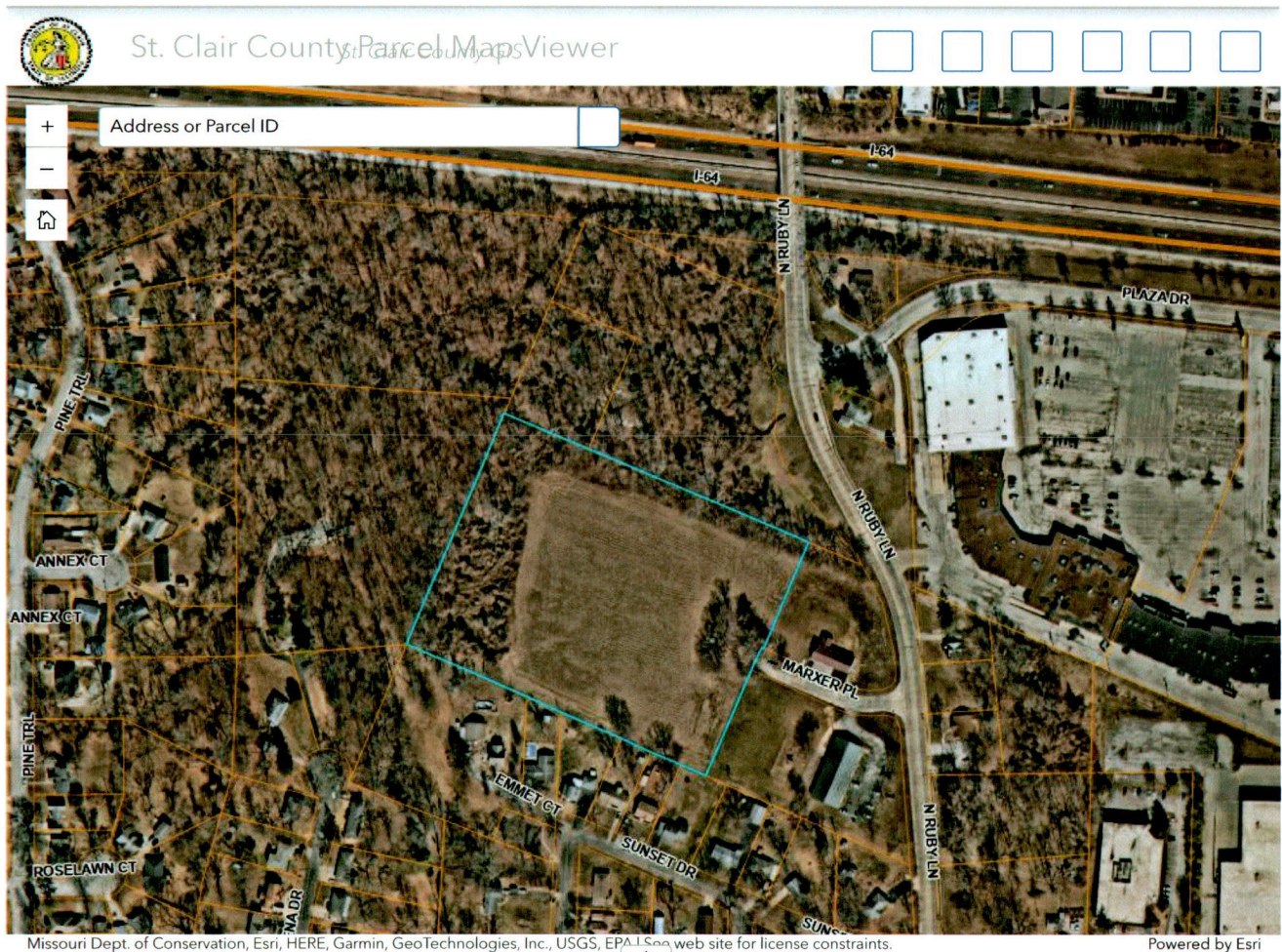


Future Land Use: Site and Surrounding Areas

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

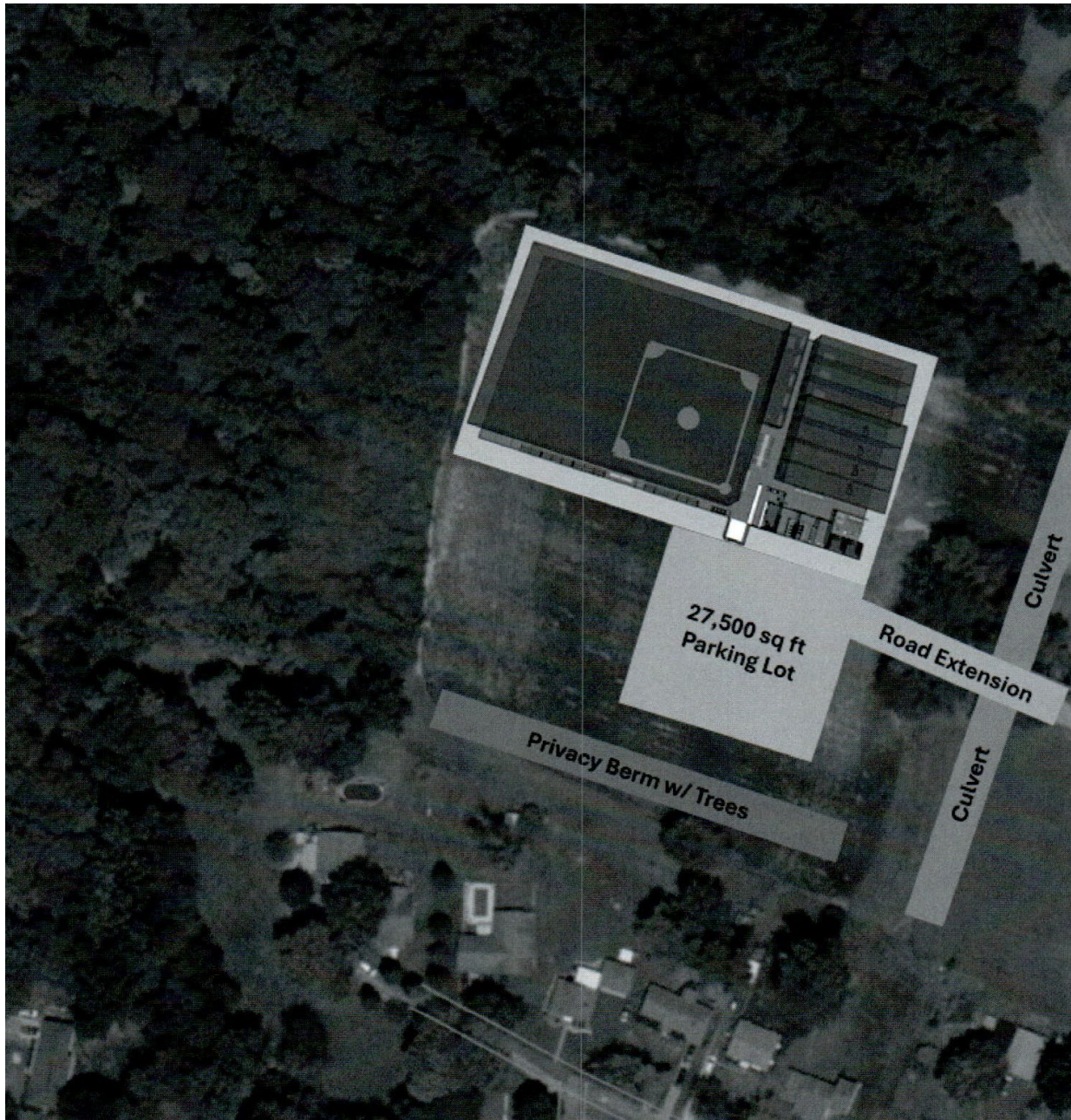


Site Photograph



Potential Site Photograph





Planning Considerations

I. Analysis: Site Development

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

Exhibits

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



CITY OF FAIRVIEW HEIGHTS

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

Dear Applicant:

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

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

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

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

(SEE ATTACHED SCHEDULE OF SUBMISSION DEADLINES AND MEETING DATES)

REQUEST FOR ZONING AMENDMENT

Planning Commission
Fairview Heights, Illinois

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

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

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

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

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

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

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

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

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

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

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

a. Amendment to Text: ()

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

Reason for amendment: _____

b. Amendment to Map: (X)

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

Address of property: 114 N. Ruby Lane

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

Present use of property: Empty lot

Proposed use of Property: Sports Complex

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

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

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

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

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

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

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

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

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

Date: 9 FEB 2026

Applicant:  Anthony G. Meluso

Date: 9 FEB 2026

Owner(s):  Anthony G. Meluso

Member, MNM Ventures, LLC



Parcels:03280106009

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

Amanda Schwartz

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

Notice: This email was sent from an outside address.

Thanks!

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

Begin forwarded message:

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

Good Morning Gentlemen,

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

Attached is a copy of our Zoning Amendment Application.

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

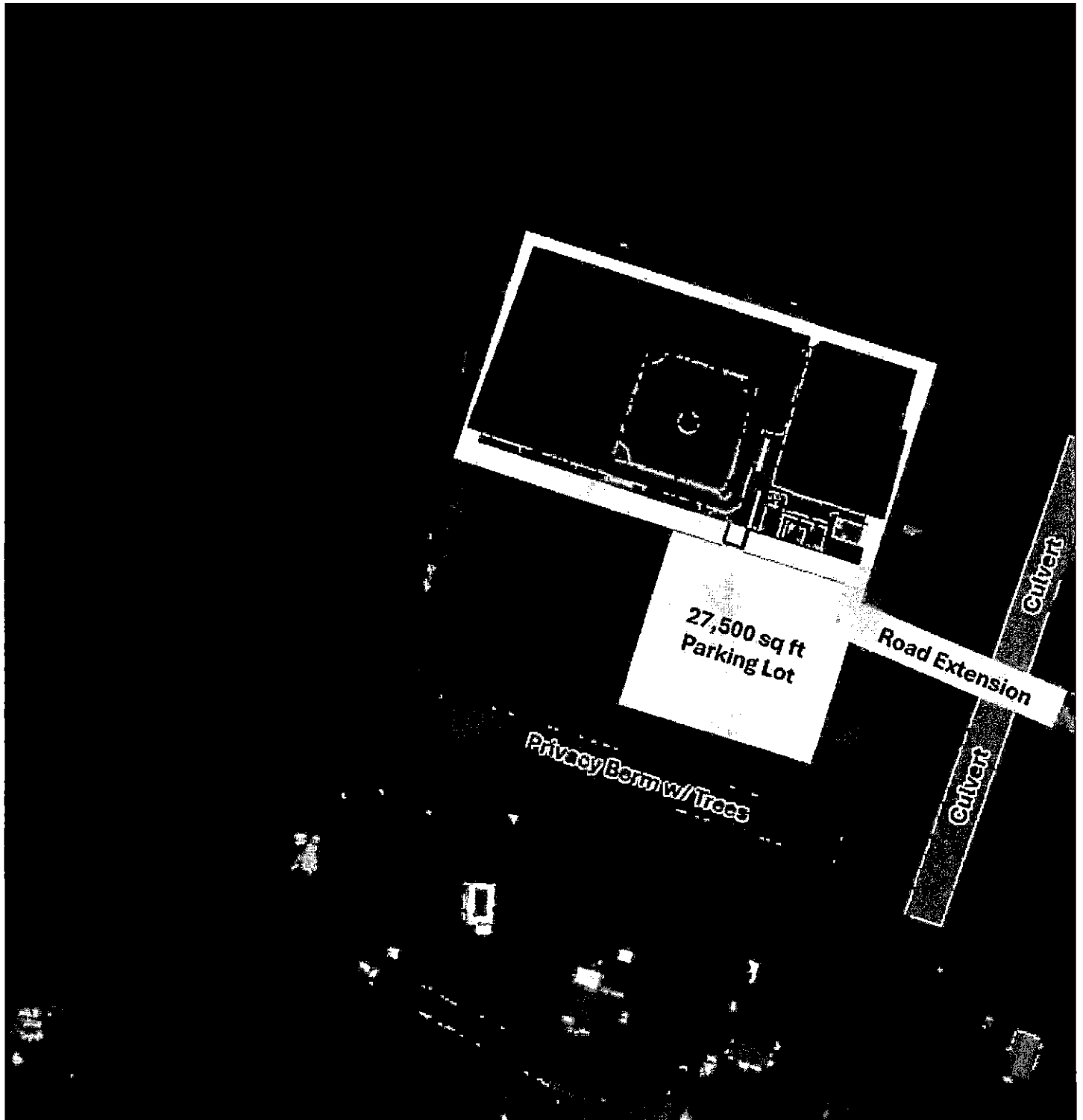
35' would drastically reduce our ability to conduct intended business operations, but the re-zoning to B4 with the associated bump in maximum structure height from 35' to 45' would help us immensely.

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

Planning Commissioner 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 major modifications to a site development plan in the B-3 Community Business District be approved as a special use;

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 July 8, 2025, 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.
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 upon vote being taken thereon, the following voted in favor thereof:

And the following voted against the same: None

And the following abstained: None

And the following were absent:

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

Planning Commission Chairman

ATTEST:

Land Use Director

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

RESOLUTION PC 01-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO DENIAL 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 a 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 major modifications to a site development plan in the B-3 Community Business District be approved as a special use;

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 July 8, 2025, 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.
3. That the Applicant's special use permit for a Sports complex shall be denied, based on the following criteria

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____ upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Planning Commission Chairman

ATTEST:

Land Use Director



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



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC 02-26

REQUEST: Annexation with an assigned zoning of “MR” – Multi-family Residential. The subject site is commonly known as 500 Fountains Parkway (XXX N Illinois Street). Also identified by St. Clair County PIN(s) 03.22.0-305-015 and 03.22.0-305-007. *VOTE REQUESTED.*

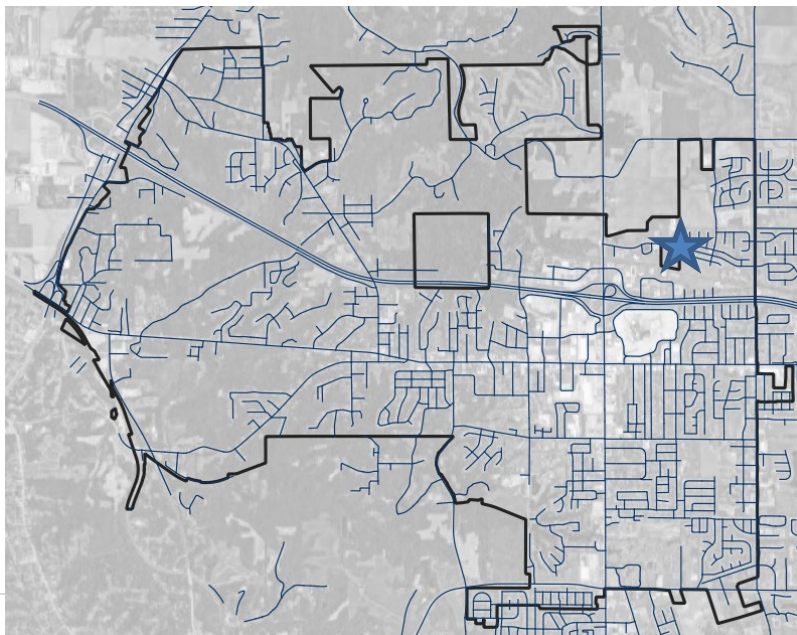
APPLICANT NAME: LMAC Holdings LLC

MEETING DATE: April 14, 2026

ZONING: Agricultural (St. Clair County)

PLANNING COMMISSION ACTION: Consideration of an Annexation and Zoning Map Designation for the property at 500 Fountains Pkwy, 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 east part of the City, east of North Illinois Street, and north of Interstate 64. The parcels consist of 12.78 acres and includes an agricultural field and a public road.

The property is currently zoned as Agricultural and is located in Unincorporated St. Clair County.

The applicant is seeking to annex the property with a zoning designation of “MR” Multi-family residential. The purpose of this district is to provide for medium to high population density in two-family and multi-family dwellings. Related recreational and educational facilities are also permitted. This district is generally located adjacent to the commercial districts and permits a transition to other, less intense residential districts. The maximum height allowed within the MR district is slightly higher than that of other residential districts.

The applicant submitted this petition in order to facilitate a plan for the property. Specifically, the applicant seeks to construct a multi-phase senior housing community. The MR zoning district would permit the proposed use.

2. DISCUSSION

Context

The zoning designation for these parcels is Agricultural District (Unincorporated St. Clair County) and the applicant is seeking as part of the annexation to have the property zoned “MR” Multi-family Residential. This zoning district is intended to allow two-family and multi-family dwellings. 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

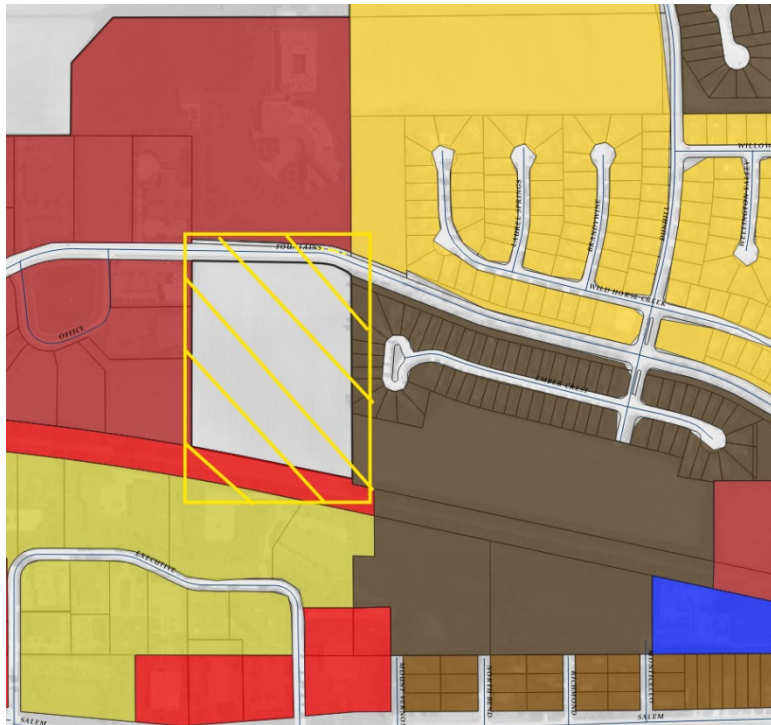
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B-3 – Community Business;

South: B-2 – Office Business;

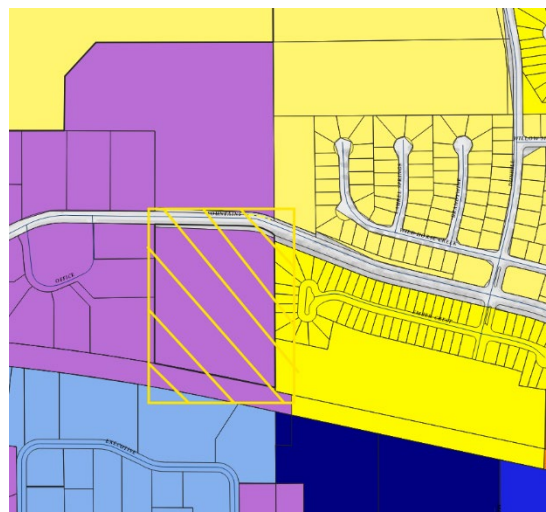
West: B-3 – Community Business;

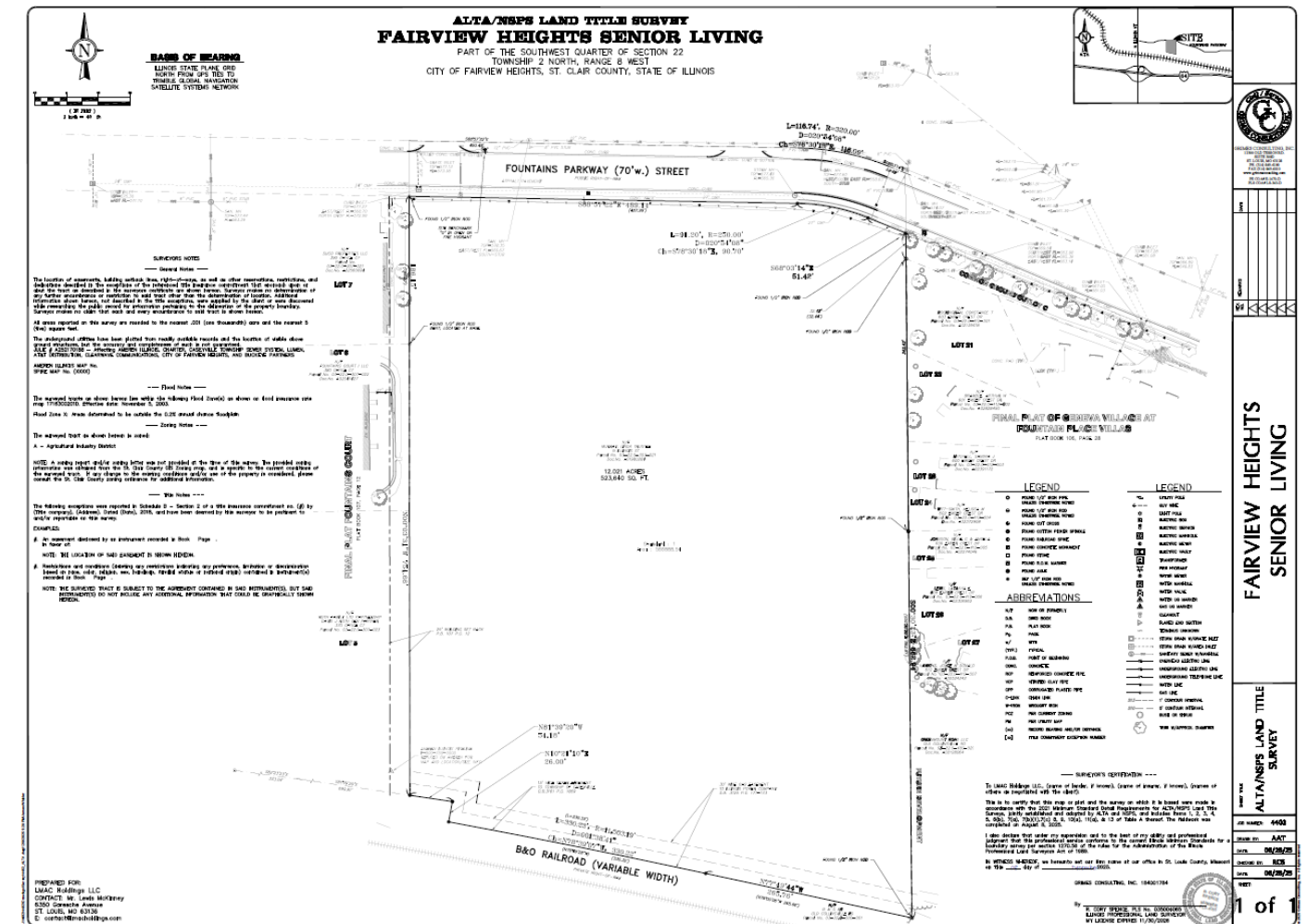
East: MR– Multi-family Residential.



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.





Planning Considerations

I. Analysis: Site Development

The applicant is seeking to annex the subject site with the zoning designation of “MR” Multi-family Residential to allow a senior housing development. In deliberations the Planning Commission shall consider if the annexation with the zoning designation of “MR” Multi-family Residential 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

--- Property Boundary Description ---

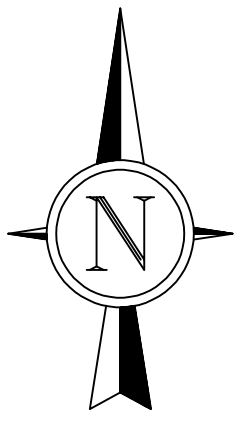
A tract of land situated in Unincorporated St. Clair County, State of Illinois, lying in part of Section 22, Township 2 North, Range 8 West and being part of the tracts of land conveyed to Linda Murray, Trustee, recorded as Document No. A01980284 of the land records of said St. Clair County, and part of a tract of land conveyed to Roth Family Limited Partnership, recorded as Document No. A01700607 of said land records, and being more particularly described as follows:

Beginning at the Southwest corner of Geneva Village at Fountain Place Villas, a subdivision filed for record as Document No. A01928421 of said land records, said Southwest corner being on the Northern right-of-way line of CSXT, formerly B & O, railroad right-of-way; thence along said Northern railroad right-of-way line as follows: North 77 degrees 49 minutes 44 seconds West, a distance of 265.76 feet; 330.23 feet along the arc of a curve to the left, with a radius of 11,503.19 feet, through a central angle of 001 degrees 38 minutes 41 seconds, with a chord that bears North 78 degrees 39 minutes 07 seconds West, a distance of 330.22 feet; North 10 degrees 21 minutes 10 seconds East, a distance of 26.00 feet; North 81 degrees 39 minutes 20 seconds West, a distance of 54.18 feet to the Southeast corner of Fountain Place – Plat 2, a subdivision filed for record as Document No. A01965235 of said land records; thence leaving said Northern railroad right-of-way line and along the East line of said Fountain Place – Plat 2, North 0 degrees 03 minutes 31 seconds West, a distance of 824.68 feet to the Northeast corner of said Fountain Place – Plat 2, said Northeast corner also being the Southwest corner of a tract of land conveyed to Holy Trinity Roman Catholic Church, recorded as Document No. A01951124 of said land records; thence leaving said East line of Fountain Place – Plat 2, and along the Southern line of said Holy Trinity Roman Catholic Church tract as follows: South 88 degrees 57 minutes 22 seconds East, a distance of 490.48 feet; 116.74 feet along the arc of a curve to the right, having a radius of 320.00 feet, through a central angle of 020 degrees 54 minutes 08 seconds, with a chord that bears South 78 degrees 30 minutes 18 seconds East, a distance of 116.09 feet; South 68 degrees 03 minutes 14 seconds East, a distance of 22.49 feet to the Northerly prolongation of the West line of said Geneva Village at Fountain Place Villas subdivision; thence leaving said Southern line of said Holy Trinity Roman Catholic Church tract, and along the West line of said Geneva Village at Fountain Place Villas subdivision and said Northerly prolongation thereof, South 0 degrees 30 minutes 23 seconds East, a distance of 938.68 feet to the point of beginning.

Containing 13.014 Acres by Grimes Consulting, Inc., LS-343-D, dated December 2025.

ALTA/NSPS LAND TITLE SURVEY
FAIRVIEW HEIGHTS SENIOR LIVING

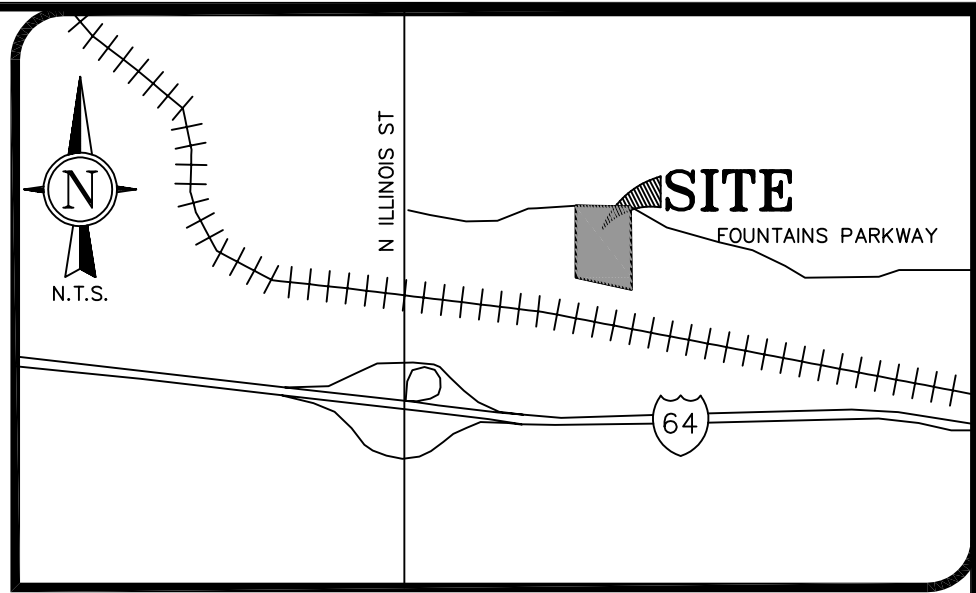
PART OF THE SOUTHWEST QUARTER OF SECTION 22
TOWNSHIP 2 NORTH, RANGE 8 WEST
CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, STATE OF ILLINOIS



(IN FEET)
1 inch = 40 ft.

BASIS OF BEARING

ILLINOIS STATE PLANE GRID
NORTH FROM GPS TIES TO
TRIMBLE GLOBAL NAVIGATION
SATELLITE SYSTEMS NETWORK



GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
SUITE 300
ST. LOUIS, MO 63128
PH (314) 848-4100
FAX (314) 848-4010
www.grimesconsulting.com
PE: COAF E-1470-D
FLS: COAF E-15-143-D

DATE	
REMARKS	
REV. NO.	

FAIRVIEW HEIGHTS
SENIOR LIVING

ALTA/NSPS LAND TITLE
SURVEY

SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY

JOB NUMBER: 4402

DRAWN BY: AAT

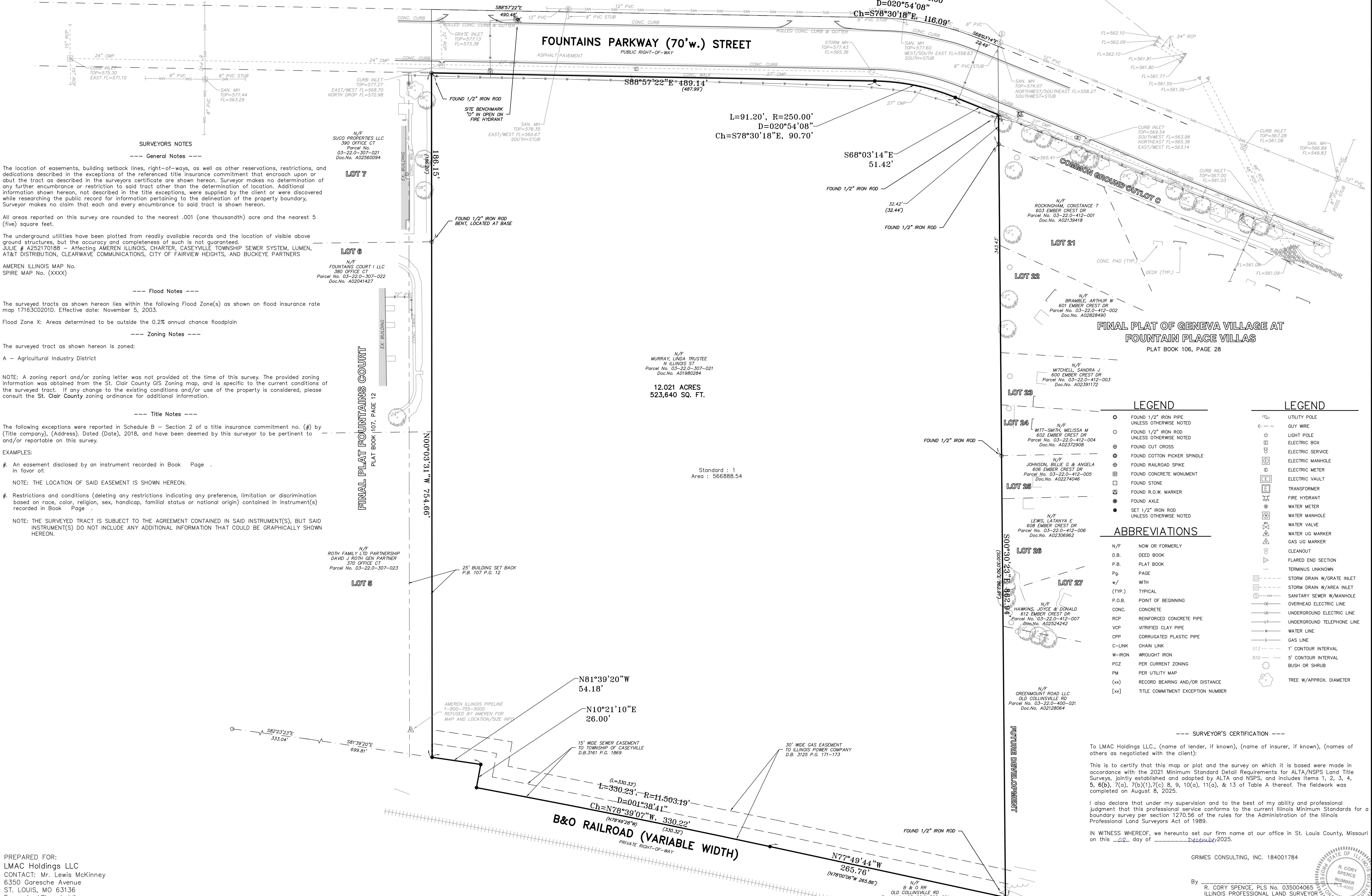
DATE: 08/28/25

CHECKED BY: RCS

DATE: 08/28/25

SHEET:

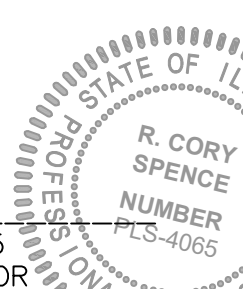
1 of 1



PREPARED FOR:
LMAC Holdings LLC
CONTACT: Mr. Lewis McKinney
6350 Garesche Avenue
ST. LOUIS, MO 63136
E: contact@macholdings.com

GRIMES CONSULTING, INC. 184001784

By R. CORY SPENCE, PLS No. 035004065
ILLINOIS PROFESSIONAL LAND SURVEYOR
MY LICENSE EXPIRES 11/30/2026





LMAC Holdings, LLC

"Quality residential and commercial real estate services"

M.B.E. Certified

City of Fairview Heights, Illinois
Land Use & Development Department
10025 Bunkum Road
Fairview Heights, ILL 62208

RE: Acknowledgment of Rezoning Request – Parcel 03.22.0-305-007 (Begole)-
(Fountains Parkway)

To Mr. Dallas Alley, CFM:

As the current owners of the parcels identified as 03.22.0-305-007 (11.5 acres) located on Fountains Parkway, we are writing to formally acknowledge and confirm our awareness of the rezoning request submitted in connection with the proposed annexation of these properties.

We understand that, as a condition of the City of Fairview Height's consideration of annexation, rezoning from the current classification of farmland to a residential zoning designation this acknowledgement is necessary to support the request. We hereby confirm that we are fully aware of, and do not object to, the rezoning request and its inclusion as part of the annexation process.

Buyer further acknowledges that the annexation and rezoning of parcel 03.22.0-305-007 (Begole), shall be finalized after the Buyer purchases / closes on said property.

Please accept this letter as evidence of our consent and acknowledgment of the proposed rezoning in support of the ongoing annexation and development planning process.

Should you require any further information or documentation, please feel free to contact us.

Sincerely,

Linda J Murray

Printed Name: Linda J. Murray

Date: 9-11-25

Project Address and Overview

Developer: LMAC Holdings, LLC

Date: 12/11/2025

- The Fountain Parkway Senior project is planned for two parcels located at 500 Fountains Parkway in Fairview Heights, Illinois, which is part of St. Clair County.
- The parcel numbers are 03.22.0-305-007 (11.5 acres) and 03.22.0-305-016 (1.26).



- The Fountains Parkway Senior development is a 50-unit housing community in Fairview Heights, Illinois, designed to provide safe, affordable, and accessible housing for seniors aged 55 and older.
 - The community will feature single-story, one- and two-bedroom villa-style homes with garages attached. Built with Universal Design principles for accessibility and energy-efficiency, the Fountains Parkway Senior Villas will create a welcoming and supportive neighborhood for older adults in the Metro East region
- The project combines and rezones the two parcels from farmland to residential use.
- The Developer has site control in the form of an option contract, with a closing date aligned with IHDA funding timelines.

Project Timeline

IHDA application submission - Wednesday, February 25, 2026

IHDA recommendations to board - Friday, June 19, 2026

Closing- 6-9 months after application award

Construction timeline- Beginning January/March 2027 – June/Sept 2028 (18-month timeframe)

Stabilization - December 2028

TO THE CITY CLERK OF THE
CITY OF FAIRVIEW HEIGHTS, ILLINOIS

**PETITION FOR ANNEXATION OF CERTAIN TERRITORY
TO THE CITY OF FAIRVIEW HEIGHTS**

COMES NOW the petitioner and states that the territory described in Exhibit "A" and as depicted on Exhibit "B", attached hereto and hereby incorporated herein, is not within the corporate limits of any municipality, but is contiguous to the City of Fairview Heights. Petitioner further states that he is authorized to sign on behalf of the owner of record of all the land within such territory and there are no electors residing therein.

The petitioner does hereby request, pursuant to the provisions of 65 ILCS 5/7-1-8, that the territory described in said Exhibit "A" and as depicted on Exhibit "B" be annexed to the City of Fairview Heights.

SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____.

Notary Public

My Commission expires:



LMAC Holdings, LLC

"Quality residential and commercial real estate services"

M.B.E. Certified

City of Fairview Heights, Illinois
Land Use & Development Department
10025 Bunkum Road
Fairview Heights, ILL 62208

RE: Acknowledgment of Rezoning Request – Parcel 03.22.0-305-016 (Roth)
(Fountains Parkway)

To Mr. Dallas Alley, CFM:

As the current owners of the parcels identified as 03.22.0-305-016 (1.26 acres) located on Fountains Parkway, we are writing to formally acknowledge and confirm our awareness of the rezoning request submitted in connection with the proposed annexation of these properties.

We understand that, as a condition of the City of Fairview Height's consideration of annexation, rezoning from the current classification of farmland to a residential zoning designation this acknowledgement is necessary to support the request. We hereby confirm that we are fully aware of, and do not object to, the rezoning request and its inclusion as part of the annexation process.

Buyer further acknowledges that the annexation and rezoning of parcel 03.22.0-305-016 (Roth), shall be finalized after the Buyer purchases / closes on said property.

Please accept this letter as evidence of our consent and acknowledgment of the proposed rezoning in support of the ongoing annexation and development planning process.

Should you require any further information or documentation, please feel free to contact us.

Sincerely,

Printed Name: John D. Roth

Date: 9-9-25

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

RESOLUTION PC 02-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A PETITION FOR ANNEXATION FOR A SENIOR LIVING PROJECT AT 500 FOUNTAINS PARKWAY

WHERE AS, LMAC Holdings, LLC, hereinafter referred to as the "Applicant," applied for a Petition for Annexation for approval for a Senior Living Project at parcel number 03-22.0-305-007, and parcel number 03-22.0-305-016 commonly known as 500 Fountains Parkway; and

WHEREAS, the Fairview Heights Development Code requires that major modifications to a site development plan in the B-3 Community Business District be approved as a special use;

WHEREAS, the Applicant has properly applied for a Petition for Annexation.

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.
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 upon vote being taken thereon, the following voted in favor thereof:

And the following voted against the same: None

And the following abstained: None

And the following were absent:

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

Planning Commission Chairman

ATTEST:

Land Use Director

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

RESOLUTION PC 02-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO DENIAL OF A
PETITION FOR ANNEXATION FOR A SENIOR LIVING PROJECT AT
500 FOUNTAINS PARKWAY

WHERE AS, LMAC Holdings, LLC, hereinafter referred to as the "Applicant," applied for a Petition for Annexation for approval for a Senior Living Project at parcel number 03-22.0-305-007, and parcel number 03-22.0-305-016 commonly known as 500 Fountains Parkway; and

WHEREAS, the Fairview Heights Development Code requires that major modifications to a site development plan in the B-3 Community Business District be approved as a special use;

WHEREAS, the Applicant has properly applied for a Petition for Annexation.

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2. That the subject property is zoned "B3" Community Business District.
3. That the Applicant's special use permit for a Senior Living Project shall be denied, based on the following criteria

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____ upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

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

Planning Commission Chairman

ATTEST:

Land Use Director



DEPARTMENT OF LAND USE AND DEVELOPMENT

PUBLIC HEARING NOTICE

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At this meeting, the Commission will consider a Petition for Annexation in the "B3" Community Business District of an empty lot at 500 Fountains Pkwy, also identified by St. Clair County PIN(s) 03.22.0-305-007 and 03.22.0-305-016

Request was made by LMAC Holdings, LLC, 6350 Garesche Ave, St. Louis, MO 63136.

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 02-26