

COMMUNITY COMMITTEE MINUTES
Wednesday, July 16, 2025, 7:00 p.m.
City Council Chambers at City Hall
10025 Bunkum Road
Fairview Heights, IL 62208
Also, Audio & Video Teleconference

Committee Members in attendance – Frank Menn, Anthony LeFlore (video/teleconference), Brenda Wagner, Derrick King, Mayor Mark Kupsky, Ex-officio

Committee Members absent – Harry Zimmerman

Other Alderpersons and Elected Officials in attendance – Pat Peck (video/teleconference), Barb Brumfield, Bill Poletti

Others in attendance – Parks and Recreation Director Angela Beaston, Economic Development Coordinator Heather Hinson, City Attorney Andrew Hoerner, Associate Director of IT Chris Elliot – video/teleconference

Recorder – Wendi Gorney

Public Participation – Sharon Zajac commented on road repairs on Hwy 159 near Hwy 64. Jon Poetker, manager of JLP Homes – Concerns regarding construction/lot size issues in the Fairview Hills Subdivision. Carla Niederback, Glass America (video/teleconference) – Present for discussion of property at 9510 St. Clair Ave. Mrs. Kregeloh of Coventry Court attended through video/teleconference, messaging her opposition to PC12-25 Preliminary Plat to Subdivide 29 Fairview Hills.

Approval of June 18, 2025 minutes

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Frank Menn to approve the minutes, with an amendment to reflect that Alderperson Anthony LeFlore was present and included in the roll call vote to approve the May 21, 2025 minutes. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King voted yes. Harry Zimmerman was absent. Motion carried on 4 yeas.

Parks & Recreation Committee

Alderman Anthony LeFlore, Chairman

Parks and Recreation Director's Report

Director Beaston presented the Director's Report and Facilities Usage Report to Committee for review. There were no questions.

Development Committee

Alderman Brenda Wagner, Chairman

Economic Development Director's Report

Economic Development Coordinator Heather Hinson presented the Director's Report to Committee for review. There were no questions.

Holiday Campaign

A motion was made by Frank Menn and seconded by Derrick King to move forward with the Holiday Campaign as presented by Heather Hinson. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King voted yes. Harry Zimmerman was absent. Motion carried on 4 yeas.

APEK Holdings BAP (9510 St Clair Ave.)

A motion was made by Frank Menn and seconded by Derrick King to move forward with the proposal to use TIF Funding for APEX Holding BAP. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King voted yes. Harry Zimmerman was absent. Motion carried on 4 years.

Land Use & Development Committee

Alderman Frank Menn, Chairman

Land Use & Development Director's Report

Economic Development Coordinator Heather Hinson presented the Director's Report to Committee for review. There were no questions.

ZBA 01-25 CC Area Bulk Variance for 8 Spivey Lane

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Derrick King to forward the ZBA 01-25 Area Bulk Variance for 8 Spivey Lane to the City Council with a recommendation for approval. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, and Derrick King voted yes. Alderperson Harry Zimmerman was absent. Motion carried with 4 years.

PC 12-25 CC Preliminary Plat to Subdivide 29 Fairview Hills

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Derrick King to table PC 12-25 Preliminary Plat to Subdivide 29 Fairview Hills until next month's Community Committee Meeting to allow time for legal review. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, and Derrick King voted yes. Alderperson Harry Zimmerman was absent. Motion carried with 4 years.

PC 13-25 Special Use Permit for Insta Credit Auto Mart at 1807 W. Hwy 50

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Derrick King to forward the resolution for a Special Use Permit to allow Insta Credit Auto Mart at 1807 W. Hwy 50 to City Council with recommendation for approval. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, and Derrick King voted yes. Alderperson Harry Zimmerman was absent. Motion carried with 4 years.

PC 15-25 Special Use Permit for Glass America at 5520 N. Illinois

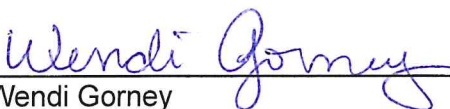
A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Derrick King to forward the resolution for a Special Use Permit to allow Glass America at 5520 N. Illinois to City Council with recommendation for approval. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, and Derrick King voted yes. Alderperson Harry Zimmerman was absent. Motion carried with 4 years.

2025-01-DP Bid Results for Demolition of 9916, 9918, and 10025 (rear) Bunkum Rd.

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Derrick King to accept the Hank's Excavating bid for demolition of 9916, 9918, and 10025 (rear) Bunkum Rd and forward to City Council with recommendation for approval. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, and Derrick King voted yes. Alderperson Harry Zimmerman was absent. Motion carried with 4 years.

Motion and second to adjourn by Alderpersons Brenda Wagner/Frank Menn. Meeting adjourned at 7:46 p.m.

Submitted By:


Wendi Gorney