

Committee Members:

Frank Menn
Anthony LeFlore
Brenda Wagner
Harry Zimmerman
Derrick King

AGENDA
COMMUNITY COMMITTEE
Wednesday, July 16, 2025 - 7:00 p.m.
Council Chambers
10025 Bunkum Road
Fairview Heights City Hall
or

Conference Bridge Below for Public Participation
Phone Number: +1 (786)535-3211 Access Code: 808-004-661
Please mute your phone during the meeting

Please join my meeting from your computer, tablet or smartphone.

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Roll Call

Public Participation

Approval of Minutes – *June 18, 2025*

Parks & Recreation
Alderman Anthony LeFlore, Chairman

1. **Director's Report**
2. **Facility Usage Report**

Development
Alderman Brenda Wagner, Chairman

1. **Director's Report**
 - 2025 Holiday Campaign w/Fource Group
 - 2025 Community Tree Lighting
 - **2025 St. Clair Square Holiday Parade**
2. **APEK Holdings BAP**

Planning
Alderman Frank Menn, Chairman

1. **Director's Report**

2. [ZBA 01-25 CC Transmittal](#)
3. [PC 12-25 CC Transmittal](#)
4. [PC 13-25 CC Transmittal](#)
5. [PC 15-25 CC Transmittal](#)
6. [2025-01-DP_Bid Results](#)

COMMUNITY COMMITTEE MINUTES
Wednesday, June 18, 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, Brenda Wagner, Harry Zimmerman, Derrick King, Mayor Mark Kupsky, Ex-officio*

Committee Members absent –

Other Alderpersons and Elected Officials in attendance – *Pat Peck, Barb Brumfield*

Others in attendance – *Parks and Recreation Director Angela Beaston, Economic Development /Land Use Director Dallas Alley, City Attorney Andrew Hoerner, Associate Director of IT Chris Elliot*
– video/teleconference

Recorder – *Cheryl Kleb*

Public Participation – Van Johnson, 5 Canty Lane – Concerns regarding opening his business at 6520 N Illinois. Diedre Powell – concerned citizen spoke regarding on concerns opening Van Johnson’s business.

Approval of May 21, 2025 minutes

Motion and second to approve said minutes were made by Alderpersons Harry Zimmerman/Anthony LaFlore. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Harry Zimmerman, Derrick King voted yes. Anthony LeFlore was absent. Motion carried on 5 years.

Parks & Recreation Committee

Alderman Anthony LeFlore, Chairman

Parks and Recreation Director’s Report

Director Beaston presented the Director’s Report to Committee for review. There were no questions.

Utility Vehicle for Parks Department

Director Beaston requested approval from Committee to purchase two light-duty utility vehicles to be used by the Parks Department.

Motion and second in support for the Parks Director to purchase two utility vehicles within the same budgeted line within the same dollars budgeted, were made by Frank Menn/Derrick King. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Harry Zimmerman, Derrick King voted yes. Motion carried on 5 years.

Special Vendor Permit

Director Beaston briefed Committee regarding a request for a Special Vendor Permit program where businesses can pay for a permit to sell products in the Parks by permit only. Director will bring more suggestions on special permit program to a future meeting.

Development Committee

Alderman Brenda Wagner, Chairman

Economic Development Director's Report

Director Alley presented the Director's Report to Committee for review. There were no questions.

Land Use & Development Committee

Alderman Frank Menn, Chairman

Land Use & Development Director's Report

Director Alley presented the Director's Report to Committee for review. There were no questions.

PC 10-25 Approval of a Special Use Permit for The Upper Room Ministries Church at 10055 Bunkum Rd

Director Alley presented to Committee with the recommendation for approval from the Planning Commission, PC 10-25, a Special Use Permit for The Upper Room Ministries Church at 10055 Bunkum Rd.

Motion and second to forward to the City Council with the recommendation of approval PC 10-25, a Special Use Permit for The Upper Room Ministries Church at 10055 Bunkum Rd, were made by Alderpersons Brenda Wagner/Anthony LaFlore. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Harry Zimmerman, Derrick King voted yes. Motion carried on 5 yeas.

PC 11-25 Approval of a Special Use Permit for the Velour Room-Event Space at 4529 N Illinois St

Director Alley presented to Committee with the recommendation of approval PC 11-25, a Special Use Permit for the Velour Room-Event Space at 4529 N Illinois St.

Motion and second to forward to the City Council with the recommendation of approval PC 11-25, a Special Use Permit for the Velour Room-Event Space at 4529 N Illinois St, were made by Alderpersons Brenda Wagner/Anthony LaFlore. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Harry Zimmerman, Derrick King voted yes. Motion carried on 5 yeas.

Motion and second to adjourn by Alderpersons Frank Menn/Brenda Wagner. Meeting adjourned at 8:09 p.m.

Submitted By:

Cheryl Kleb



Parks and Recreation Director's Report

Director's Report

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

RECREATION AND THE REC: Fairview residents and members of our local community can enjoy and participate in summer activities by exploring a wide range of programs offered by the Parks and Recreation Department. The Department offers family-friendly events, sports classes, fitness classes, adult trips, luncheons and special events for children and families. Residents are encouraged to visit local parks, join summer camps, volunteer at events, and stay informed through the website www.parksandrecfh.com and facebook pages. Whether it's relaxing at a movie night or getting active in a pickup game, there's something for everyone to enjoy all summer.

THE REC: The daily check-in report for members and daily passes is attached to the report.

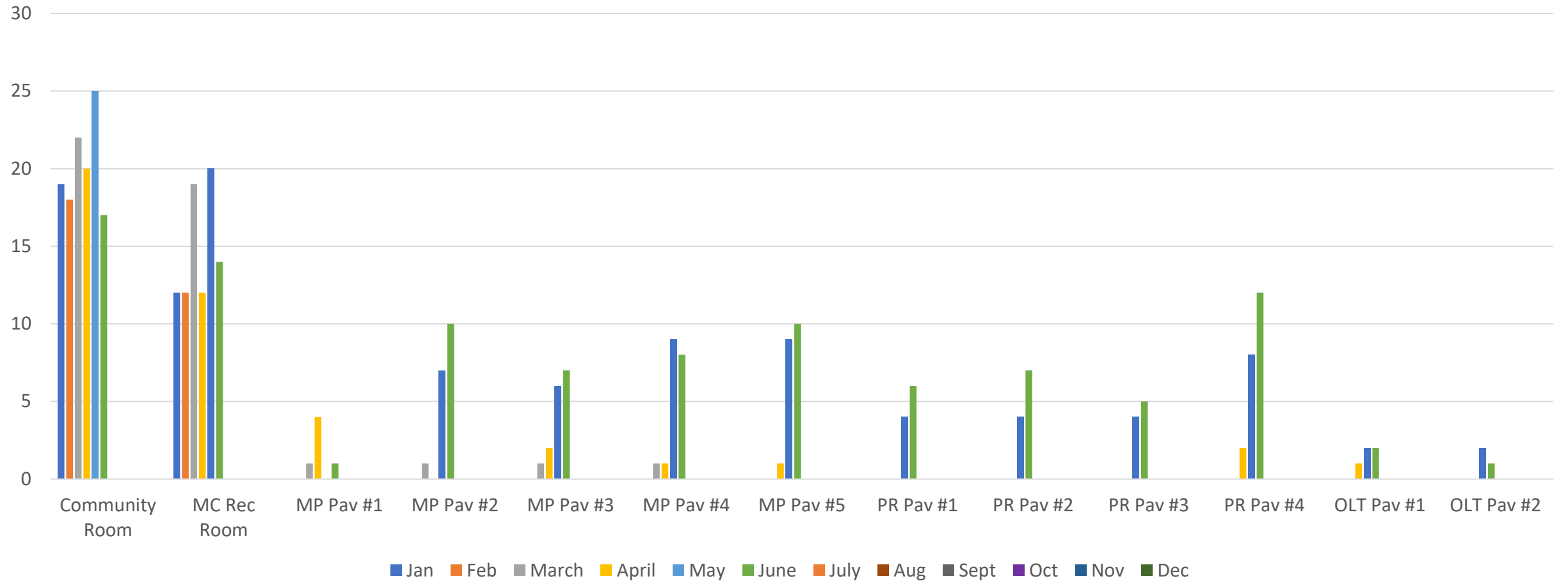
Recreation Department: The summer programs are beginning to come to a close. The department is currently in its final weeks of day camp but is looking forward to the upcoming End of Summer Bash that will be held at Moody Park on Friday, August 1, 2025. Join us as we celebrate an end of summer party with the children in our community.

Upcoming Events:

\$1 Days at The REC – Every Wednesday in August
End of Summer Bash – Friday, August 1
Lunch Bunch (Pizza & Salad) – Thursday, August 7
Crafts with Kelli – Thursday, August 7
Adult Trip to the Scenic River Road – Wednesday, August 20
Midwest Salute to the Arts – August 24, 25, 26
Kids Fishing Rodeo – Saturday, September 6

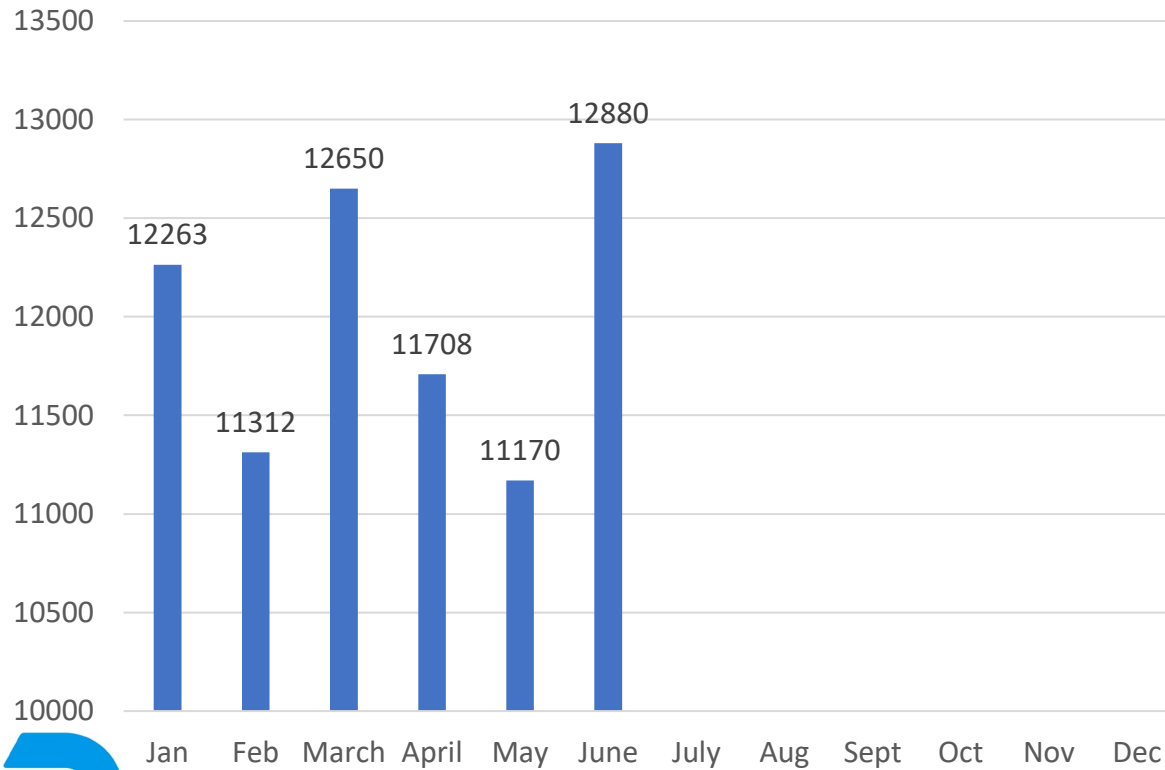
Pleasant Ridge Park Development and Expansion Project: Staff continues to work with Farnsworth and Holland on the design and development of Pleasant Ridge Park and The REC expansion. The teams continue to collaborate on the project to keep it on schedule. The team continues to move forward to establish a bid document packet so the project can be put out to bid in yearly September.

Facility Reservations

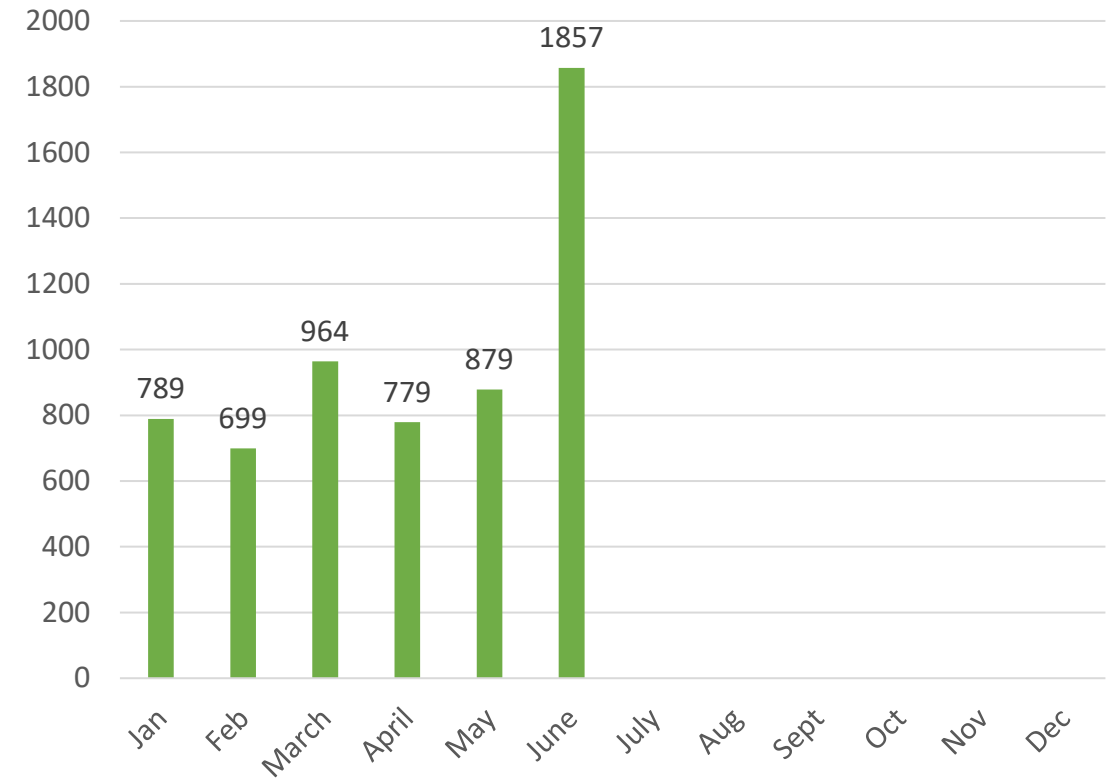
[RETURN TO AGENDA](#)

The REC Membership Update

Membership Check-Ins Per Month



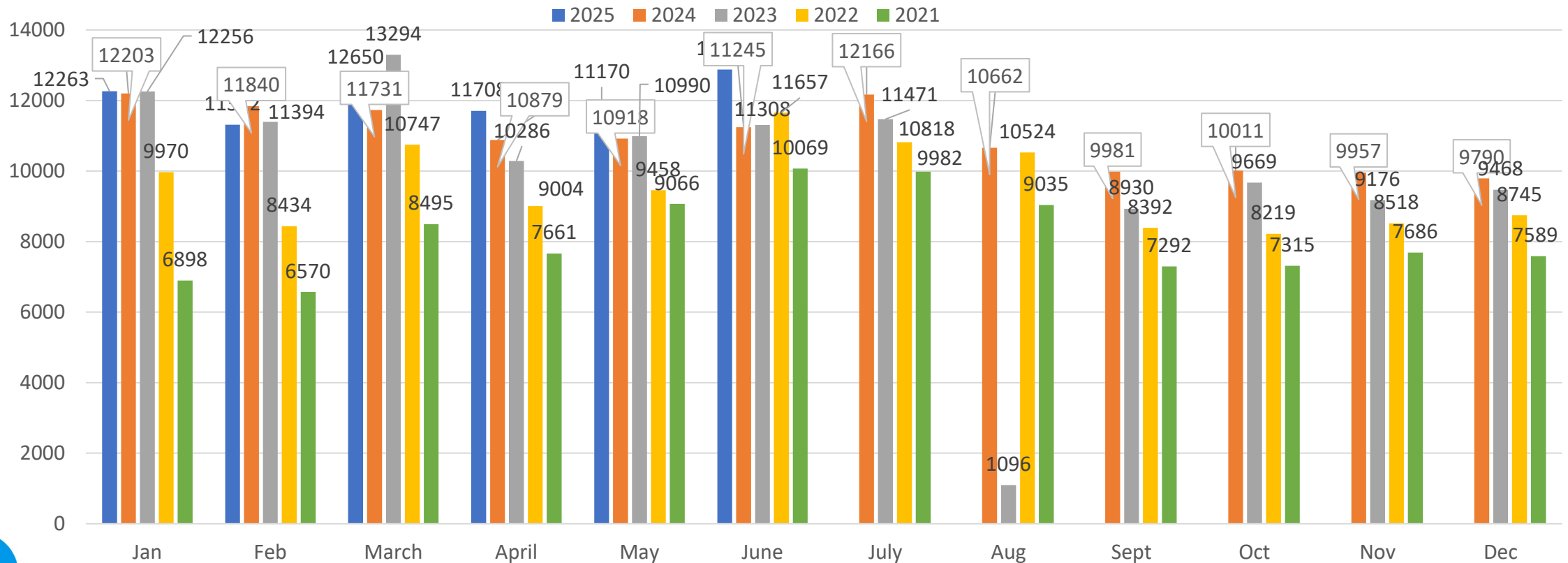
Guest Passes Per Month



The REC Membership Update Yearly Comparison

[RETURN TO AGENDA](#)

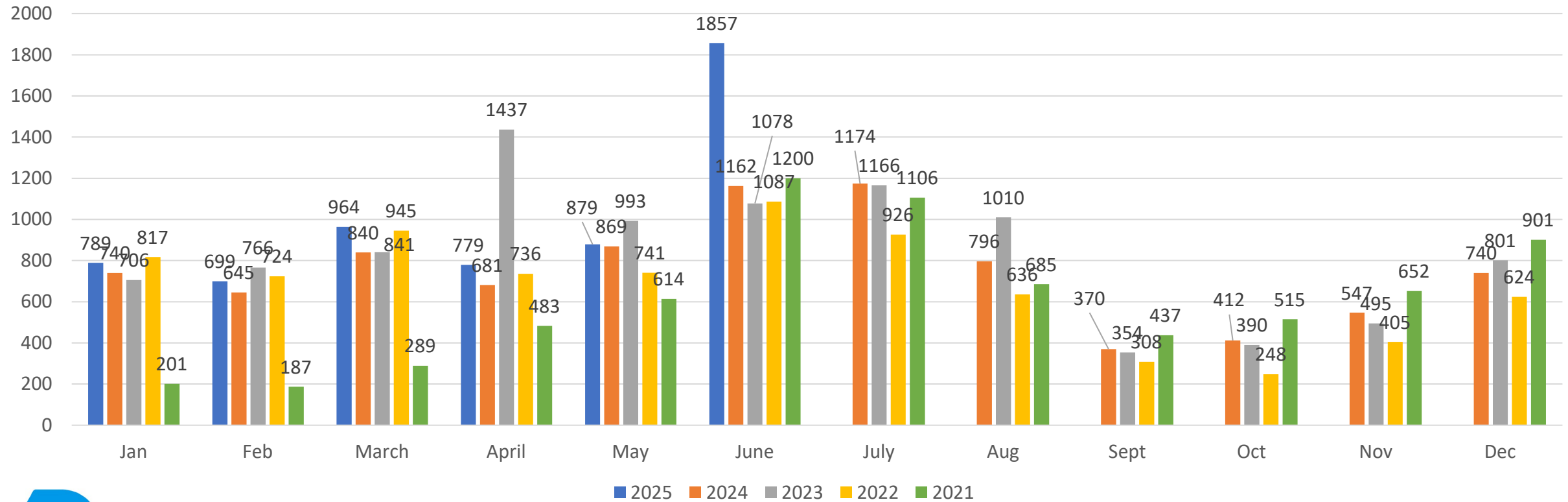
Membership Check-Ins Per Month



The REC Membership Update Yearly Comparison

[RETURN TO AGENDA](#)

Guest Passes Per Month





DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

INTEROFFICE MEMORANDUM

To: Fairview Heights City Council
From: Dallas Alley, Land Use and Economic Development Director
Subject: Monthly Director's Report (Economic Development) – July 2025
Date: July 10th, 2025

Major Department Activities

Ribbon Cuttings & Special Events

- Compassionate Hands Healthcare, 4610 N Illinois – grand opening June 18th
- Exotic Snake Guys, 151 St. Clair Square – grand opening June 23rd
- Alibi Cookies, 5200 N Illinois St – grand opening June 28th
- Great Streets Lincoln Trail – public meeting July 31st

Commercial Properties in Transition

- 218 Lincoln Highway – Plaza Tire – Construction in progress
- 918 Lincoln Highway – Auto Zone – Expansion in progress
- 6118 N Illinois St – Club Car Wash – Ground breaking in progress
- 4628 N Illinois St – Joe's Pizza & Pasta – Expansion in progress
- 522 Lincoln Highway – Top Notch Customz – moving from Swansea, coming soon
- 10900 Lincoln Trail – Elite Furniture & Home Décor and All About Eyes – coming soon, plaza will be fully occupied again

Marketing

- World Wide Technology Raceway drag wall signs are up
- Summer Marketing Campaign with the Fource Group is running on social media, billboards to be in place soon
- Marketing Video for Chamber of Commerce is complete and on our website page that links businesses to the O'Fallon-Shiloh Chamber of Commerce

Business Recruitment & Incentives

- Staff continues to work with economic development consultant on TIF extensions, and TIF and Business District creation. The extensions for TIF's 2 and 3 have been approved by the Illinois Legislature and signed by the governor. Joint Review Board Meeting held for proposed 159 and Lincoln Highway TIF District.
- Economic Development team continues to reach out to developers and brokers to fill vacancies.

Business Retention

- Actively reaching out to businesses that have reported struggles, frequent check ins with new businesses to assess status

Please let me know if there are questions or concerns.

APPENDIX 1

Application #: _____

Business Assistance Program Application**Applicant Information**

1. Name of Person Completing Application: Adam Embick
2. Address: 600 Autumn Rise Ln, Columbia, IL 62236
3. Phone Number: 618-225-2594
4. Fax Number: NA
5. Email: mbic47@gmail.com

Business Information

1. Business Name: APEK Holdings LLC
2. Owner: Adam Embick (50%) & Kevin Patterson (50%)
 - a. Representative of owner: NA
 - b. Does Representative have a financial interest in the project? ☐ Yes ☒ No
 - c. If yes, what is the percentage level of participation? NA %
3. State of Organization: Illinois
4. Address: PO Box 122, Golf, IL 60029
5. Phone Number: 618-225-2594
6. Fax Number: NA
7. Email: mbic47@gmail.com
8. Type of Business Entity: Commercial Real Estate Holding Company

Project InformationProvide the Street Address of the project: 9510 St Clair Ave, Fairview Heights, IL 62208

1. Is project located in
 - ☐ Lincoln Trail Tax Increment Finance District (See Map Exhibit A)
 - ☐ Fairview Heights Tax Increment Finance District (See Map Exhibit B)
 - ☐ St. Clair Square Shoppes Tax Increment Finance (See Map Exhibit C)
 - ☐ St. Clair Square Shoppes Business District (See Map Exhibit C)
 - ☐ City of Fairview Heights (See Map Exhibit D)
 - ☐ Lincoln Trail TIF Façade and Site Improvement Program (see Map Exhibit E)
 - ☒ Fairview Heights TIF #4 (See Map Exhibit F)
 - ☐ Ludwig Drive TIF (See Map Exhibit G)
 - ☐ State Route 159 North TIF (See Map Exhibit H)
 - ☒ Enterprise Zone (See Map Exhibit I)
2. Have you completed an application for Site Plan Review (Appendix 2)?
 - ☐ YES ☒ NO

If Yes, attach a copy of your completed Site Plan Review application, ***including copies of any Site Development Plans, Maps, or any other supporting documentation.*** If No, contact the Director of Land Use, Planning, and Development to obtain and complete all necessary applications.
3. What is the current zoning classification of the property? B-4 - Fairview Heights
 Will the proposed project require a zoning amendment, variance, or special use permit?
 If Yes, provide application numbers and dates for each application: No
4. What is the nature of the proposed project?
 - ☐ New Construction ☐ Expansion ☐ Occupancy of Existing Building ☒ Rehabilitation of Existing Building

If new construction specify as: ☐ Commercial; ☐ Residential; ☐ Industrial
5. Provide a narrative description of the proposed project (attach additional pages if necessary). Applicant must be as specific as possible in describing: (1) the type of business proposed to be conducted at the site; (2) current condition of the site including size and condition of any existing structures, environmental conditions, and past uses of the site; (3) proposed development/redevelopment activities, scope of work, type of construction, etc.; (4) financing; (5) why Business Assistance Program monies are necessary for completion of the project; and (6) how the project is consistent with the goals and objectives identified in the TIF Redevelopment Plan or Business District Plan.
We are a commercial real estate company that buys and invests into distressed commercial real estate projects. Currently 9510 St Clair Ave is occupied by what could best be described as a hoarder. There are abandon vehicles everywhere and an overwhelming amount of junk in and around the property. With the right assistance and incentives, we plan to totally rehab the exterior and interior of the property (junk removal, roofing repair, exterior painting, landscaping, energy efficient lighting, etc.). The end goal being to bring high quality new business tenants to Fairview Heights supporting the local economy and tax base.
6. Are any public infrastructure improvements required for this project to proceed?
 - ☐ YES ☒ NO. If Yes, describe improvements required:

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

8. Identify: Project Start Date: 5/5/25 and Project Completion Date: 8/5/25

Project Costs

1. Estimated Total Project Cost: complete the following worksheet

Remodeling/Rehabilitation/Expansion (TOTAL):	\$ 300,000
Labor	\$ 150,000
Materials	\$ 150,000
New Construction (TOTAL):	\$ 0
Labor	\$ 0
Materials	\$ 0
Capital Equipment:	\$ 0
Site Improvements (Acquisition/Preparation, etc.):	\$ 925,000
Other:	\$ 0
TOTAL ESTIMATED PROJECT COST:	\$ 1,225,000

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

Public Benefits

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

PIN	EAV	TAXES	Projected EAV	Projected TAXES
02-25.0-201-028	82,193	\$10,369.88	181,134	\$22,852.79
02-25.0-201-029	3,865	\$487.64	8,518	\$1,074.64
02-25.0-201-040	39,620	\$4,998.66	87,313	\$11,015.88
02-25.0-201-055	14,234	\$1,795.84	31,368	\$3,957.61

Existing sales subject to sales tax:

\$0

Proposed sales subject to sales tax:

TBD (based on future tenancy)

Existing number of FTE jobs:

0

Proposed number of FTE jobs:

TBD (based on future tenancy)

Indicate the total amount of financial assistance requested (in current dollars): \$ 75,000 .00

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

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

Elimination of blight, creation of new permanent jobs (depending on tenancy), new business/retail options (depending on tenancy), improved local tax base (depending on tenancy).

Miscellaneous

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

If Yes, indicate City and State _____

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

☒ Applicant Agrees ☐ Applicant Disagrees

SIGNATURE OF PROJECT REPRESENTATIVE

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

<i>Adam Embick</i>	Managing Member	04/24/2025
NAME	TITLE	DATE

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

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

All applications shall be submitted to Dallas Alley, CFM, at the address listed below.

If you have any questions, please contact:

Dallas Alley, CFM
 Director of Economic Development
 City of Fairview Heights
 10025 Bunkum Road
 Fairview Heights, IL 62208
 618.489.2061 (Office)
alley@cofh.org



INVOICE

Invoice #: 2025-42

Job: 9510 St. Clair Ave.
Fairview Heights, IL

1602 California Ave.
Collinsville, IL 62234
P: 618-410-0069
conjaden131333@gmail.com

Bill to: APEK Holdings

Scope: Repairing, cleaning and painting of building exterior, approx. 26,000 sq feet.

DESCRIPTION		TOTAL
Power washing		\$2,500
Repairing all loose steel siding, priming rust, bondo filling, scraping loose paint, rental of skyjack, and materials.		\$4,200
Painting with bonding primer (30 gallons), and two coats of Sherwin DTM Industrial Paint (90 Gallons).		\$76,000
TOTAL		\$82,700.00
DEPOSIT		\$0.00
BALANCE DUE		\$82,700.00

***PAYABLE AT COMPLETION OF JOB**

**Aspen Contracting, Inc.**

681 Jeffco Blvd
Arnold, MO 63010
(636) 465-1696 office
(877) 205-7663 fax
(877) 784-7663 billing

Property: 9510 St Clair Ave
Fairview Heights, IL 62208
Home: 9510 St Clair Ave
Fairview Heights, IL 62208

Estimator: William Bosley

E-mail: bbosley@roofsbyaspen.com

Claim Number: 2025-04944-490

Policy Number:

Type of Loss: Other

Date Contacted: 4/8/2025 12:00 AM

Date of Loss: 3/14/2025 12:00 AM

Date Inspected:

Date Received: 4/8/2025 12:00 AM

Date Entered: 4/11/2025 2:26 PM

Price List: ILES8X_APR25
Restoration/Service/Remodel

We have completed a thorough inspection of your property. This represents items that need to be addressed for all necessary repairs and/or replacements. The itemized report is used to ensure you that we didn't leave any details out.

We use our aerial imagery product to ensure accurate measurements. We have verified all the finest of details to make the repairs and/or replacements to the best of standards. We do everything correct the first time, so we can offer you our iron clad warranty.

We appreciate the opportunity to assist you in the repairs and/or replacements of your property. If you have any questions or concerns, please contact us. Our goal is to provide you with outstanding customer service.

Aspen Contracting

**Aspen Contracting, Inc.**

681 Jeffco Blvd
Arnold, MO 63010
(636) 465-1696 office
(877) 205-7663 fax
(877) 784-7663 billing

ROOF1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Silicone roof coating - Rib roof	36,968. SF	0.00	6.00	4,691.98	226,499.98
	00				
Totals: ROOF1				4,691.98	226,499.98
Line Item Totals:				4,691.98	226,499.98

**Aspen Contracting, Inc.**

681 Jeffco Blvd
Arnold, MO 63010
(636) 465-1696 office
(877) 205-7663 fax
(877) 784-7663 billing

Summary for Dwelling

Line Item Total	221,808.00
Material Sales Tax	4,691.98
Replacement Cost Value	\$226,499.98
Net Claim	\$226,499.98

William Bosley



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

INTEROFFICE MEMORANDUM

To: Fairview Heights City Council
 From: Dallas Alley, Land Use and Economic Development Director
 Subject: Monthly Director's Report (Land Use) – June 2025
 Date: July 10, 2025

Major Department Activities.

Planning and Zoning

- The Planning Commission considered two cases in June
 - PC 10-25, Special Use Permit for 10055 Bunkum Rd, Fairview Heights. Also identified by St Clair County PIN(s) 03-29.0-203-023. Church in zoning district B-2
 - PC 11-25, Special Use Permit for 4529 N Illinois St, Swansea. Also identified by St Clair County PIN(s) 08-04.0-231-001. Event Center in zoning district B-3
- The Zoning Board of Appeals did not meet in June.

Plan Review

- Commercial Plan Review in the pre-permitting phase
 - 6118 N Illinois Street (Club Carwash) – New Construction – Ward 4 (**Permit Issued**)
 - 6308 N Illinois Street (7 Brew) – New Construction – Ward 4
 - 10900 Lincoln Trail Unit A (All About Eyes) – Interior Remodel – Ward 3
 - 6208 N Illinois Street (Dutch Bros) – Interior and Exterior Remodel – Ward 4 (**Permit Issued**)
 - 6530 N Illinois Street (T-Mobile) – Interior Remodel – Ward 4

Action Items

Planning Commission Case PC-12-25

Planning Commission heard case PC 12-25 on July 8, 2025. After hearing testimony, the Commission voted nine (9) in favor, zero (0) against and one (1) absent to recommend denial of the application. **Planning Committee motion to send PC 12-25 to City Council, with the recommendation of denial.**

Planning Commission Case PC-13-25

Planning Commission heard case PC 13-25 on July 8, 2025. After hearing testimony, the Commission voted nine (7) in favor, zero (0) against and one (1) absent to recommend approval of the application. **Planning Committee motion to send PC 13-25 to City Council, with the recommendation of approval.**

Planning Commission Case PC-15-25

Planning Commission heard case PC 15-25 on July 8, 2025. After hearing testimony, the Commission voted nine (9) in favor, zero (0) against and one (1) absent to recommend approval of the application. **Planning Committee motion to send PC 15-25 to City Council, with the recommendation of approval.**

Please let me know if there are questions or concerns.

Enc –

- Monthly Project Report – June 2025
- Monthly Inspection Report -June 2025



Monthly Project Details Report

Permit Issued Date Time from Projects feed: 06/01/2025 - 06/30/2025

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Building Permit (C)	25-000914	72 Circle Dr	Pat Flynn, Top Deck, Inc., 6189773001, pat@rainsheddecks.com	06/18/2025 at 11:10 AM	20'x12' Composite Deck & Gable Roof with 4'x4' Landing and Step
Building Permit (C)	25-001029	526 Lincoln Hwy	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	06/18/2025 at 3:36 PM	correcting electric issues, and changing lights. correct exposed romex. correct open junction boxes. replacing outlets. replacing bathroom fans. replacing lights. clean up wiring above the drop ceiling. installing emergency light. restore power to fixtures. ensure all outlets are working. inspect breaker panels
Building Permit (C)	25-000568	4644 N Illinois St	Todd Watts, B.C. Construction, 3149400032, toddw@bococonst.com	06/04/2025 at 9:15 AM	Interior renovation including new flooring, full painting, new ceiling tiles, closing of existing interior opening and installing a small wing wall.
Building Permit (C)	25-001013	5621 Old Collinsville Rd	Sabrina Luttrell-Andrews, WHY NOT MASSAGE & SELF CARE LLC, 6189808762	06/17/2025 at 12:20 PM	Adding two interior walls with no electric stain hardwood floor & paint
Building Permit (C)	25-001054	5901 N Illinois St	Justin Smith, JR&Co., Inc., 8165876148, justin.smith@jrcousa.com	06/25/2025 at 12:38 PM	Tear off and reshingling of existing roof, including installation of ice + water shield and underlayment.
Building Permit (C)	25-000911	6520 N Illinois St, 104	Van Johnson, 6186248260	06/04/2025 at 9:29 AM	NOVA'S
Building Permit (R)	25-000901	620 St Clair Rd	Sky Blue Development	06/02/2025 at 11:06 AM	BRING UP TO CODE - KITCHEN AND TWO BATHROOMS - FRAMING KITCHEN
Building Permit (R)	25-000900	10009 Club Rd	Kelly Arnold, 6187950217	06/02/2025 at 11:07 AM	BRING ALL PLUMBING AND ELECTRICAL UP TO CODE - ADD DISHWASHER AND MICROWAVE

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Building Permit (R)	25-000974	645 Pleasant Ridge Rd	Lawrence Kinsella	06/11/2025 at 9:25 AM	13 X 20 Detached Metal Carport
Building Permit (R)	25-000979	109 Toulon Ct	Jennifer Plake, Lebanon Seibert Electric, 6185372677, lseelectric@sbcglobal.net	06/12/2025 at 9:28 AM	Install a 26kw generator with a 200A transfer switch
Building Permit (R)	25-001014	248 Oak Ridge Ct	Pat Flynn, Top Deck, Inc., 6189773001, pat@rainsheddecks.com	06/18/2025 at 11:09 AM	Expand existing deck, adding 7'x14' area and 13 tread staircase
Building Permit (R)	25-001030	9137 Basswood Dr	Tony Knittig, Country-TeK Homes, 6364959399, tknittig@countrytekhomes.com	06/23/2025 at 2:31 PM	New residence
Building Permit (R)	25-000908	717 Terra Springs Way Dr	RANDALL ALBERS, 6183812528	06/03/2025 at 10:28 AM	FRAME OUT TWO ROOMS IN BASEMENT AND DRYWALL & PAINT
Building Permit (R)	25-000891	901 Holliday Dr	James Holland, JJ Holland Construction, 6189785763, jjhollandconstruction@yahoo.com	06/03/2025 at 3:21 PM	REMOVE PRESENT DECK BOARDS (CEDAR). REPLACE WITH TREX COMPOSITE 12 x 16 AREA WITH RAILING AND STEPS
Building Permit (R)	25-001016	33 Fairview Dr	Stravens Omwenga, 2147147835, dobefamily2@gmail.com	06/18/2025 at 8:40 AM	The scope of work includes repairing the existing deck structure and making necessary modifications to support the installation of an overhead cover.
Building Permit (R)	25-001057	97 Bayberry Dr	Herman L & Sandra Watson	06/26/2025 at 11:16 AM	NEW DECK ATTACHED TO REAR OF RESIDENCE 12 X 16
Building Permit (R)	25-000785	10515 Lincoln Trl	Tim Grotefendt, GHR Contracting, 6189104299, tim@ghrcontracting.com	06/17/2025 at 9:57 AM	Egress Window - Above Grade
Building Permit (R)	25-000775	132 St Clair Dr	Natalie A & Alexander B James	06/09/2025 at 9:07 AM	ADDITION - NEW CONSTRUCTION
Building Permit (R)	25-001032	625 Ember Crest Dr	will sturdivant, Will Sturdivant, will@hfexteriors.com	06/18/2025 at 4:07 PM	Removing and replacing deck boards on deck in back of home. replacing deck railing as well

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Electrical Permit (C)	25-000870	10050 St Clair Ave	Yousif Husien, 3149716662, youhus@att.net	06/03/2025 at 2:24 PM	INSTALLING METER TO THIS BUILDING BY AMEREN
Electrical Permit (C)	25-001081	6 Executive Dr	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	06/30/2025 at 9:28 AM	install a new outdoor 200 amp panel
Electrical Permit (C)	25-001080	140 Ludwig Dr	Meet Patel, Best Western, 9096937533, mpatel@highorbitmgmt.com	06/30/2025 at 9:30 AM	Remove and replace the PVC pip in the panel.
Electrical Permit (C)	25-001051	4701 N Illinois St	John Frisella, AMF Electric Contractors. Inc., 3146474066, cindy@amfelectric.com	06/24/2025 at 10:46 AM	We are replacing the current generator and 2 transfer switches with customer-provided units. The location on the northeast side of the building does not change. Generator is a Cummins 150 kW w/sperate unit mounted 60A, 200A and 100A circuit breakers Transfer switches are: 125A and 200A
Electrical Permit (R)	25-000744	408 Lake Stratford Cir	Michael Smith, Hoffman Brothers, 3146643011, electrical@hoffmanbros.com	06/04/2025 at 8:49 AM	Installation of 24kw Generac stand by generator with automatic transfer swirch
Electrical Permit (R)	25-000889	208 Vale Dr	James Panagos, Accurate Electric, 6362251020, office@accuratestl.com	06/24/2025 at 11:54 AM	Wire 220volt 50amp hot tub
Electrical Permit (R)	25-000913	1806 Pontiac Rd	Cari Maloney, MEI Electric Inc, 6187892381, info@meielectricinc.com	06/10/2025 at 8:39 AM	• Install New Ameren Approved Overhead 100amp Meter Lever Base w/ Disconnect • Install New Overhead Mast, Roof Boot & Weatherhead • Install New Ground Rod & Intersystem Bonding Bridge • Provide & Install New 100amp Panel • Refeed Existing Circuits • Includes Coordination w/ Ameren
Electrical Permit (R)	25-000930	610 St Clair Rd	Jefferey Foutch, 6189209714	06/05/2025 at 9:05 AM	NEW ELECTRICAL SERVICE - RUN POWER TO EXTERIOR BUILDINGS
Electrical Permit (R)	25-000907	108 N Bend Dr	MIKE RAY, REINHOLD ELECTRIC INC, 3146311158, MRAY@REINHOLDELECTRIC.COM	06/03/2025 at 9:19 AM	INSTALL NEW 100 AMP O/H TEMP SERVICE
Electrical Permit (R)	25-000847	105 Palm Dr	Eric Sackett, Sackett Electric, LLC, 6189549594, ericsackett24@gmail.com	06/09/2025 at 10:02 AM	Converting 100 amp service to a 200 amp service.

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Electrical Permit (R)	25-000991	201 Blanc Lee Ave	Jason Goodwin, JDK Acquisitions dba Quality Solar, 3122885744, jgoodwin@qualitysolarepc.com	06/16/2025 at 8:46 AM	UPGRADE METER INTO METER/MAIN SERVICE DISCONNECT COMBO TO 200A RATED BUS WITH 200A MAIN BREAKER / Bypass the meter main in conjunction with solar permit # 25-000562 per inspectors request
Electrical Permit (R)	25-001063	15 Londonderry Dr	LEANN BASSLER, Glaenzerelectric Inc., 16182772500, lbassler@glaenzerelectric.com	06/25/2025 at 2:56 PM	Supply and install a new 200 amp overhead service and 30-space panel
Electrical Permit (R)	25-000981	243 Arbor Meadows Ct	Conner Waters, StraightUp Solar, 3095305656, permits@straightupsolar.com	06/12/2025 at 11:49 AM	We will install a new meter and replace the existing meter (if it doesn't meet the requirements of being lever-bypass and having Milbank lugs for our interconnection), so we won't be using a tap box.
Electrical Permit (R)	25-000965	327 Pleasant Ridge Rd	Brian Clucky, 6183940139	06/11/2025 at 11:37 AM	REMOVE EXISTING ELECTRICAL SERVICE - INSTALL NEW 200 AMP SERVICE TO INCLUDE METER CAN RISER - INDOOR 200 30-60 LOAD CENTER
Mechanical Permit (R)	25-000931	211 Debra Dr	Matt Maple, Anytime Heating and Cooling, 6185204240, officeanytimehc@gmail.com	06/05/2025 at 3:32 PM	We are replacing his air handler and heat pump.
Occupancy Inspection (R)	25-000386	307 St Clair Dr	Alexis Pinkston, 6183346288, lexypinkston123@gmail.com	06/27/2025 at 3:33 PM	
Occupancy Inspection (R)	25-000408	818 Lincoln Hwy, 8	Eric Davis, Storyboard Living, 6186542300, eric@storyboardliving.com	06/11/2025 at 10:38 AM	
Occupancy Permit (C)	25-000711	6540 N Illinois St	Stephanie Williams, Nolly Wolly's Play Zone, 6186231418, calebstephan2@yahoo.com	06/05/2025 at 3:30 PM	102
Occupancy Permit (C)	25-000858	134 St Clair Sq, 151	Ali Mohammed, A1 Exotic Snack Guys, 7735749434	06/09/2025 at 11:38 AM	
Occupancy Permit (C)	25-000857	5200 N Illinois St, 107	Rozmond Dorsey, Alibi Cookies, 6187670071, rred4911@gmail.com	06/10/2025 at 10:15 AM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (C)	25-001005	4535 N Illinois St	insuk foster, Instyle Hair Design, 6182399999, insukf@gmail.com	06/25/2025 at 10:11 AM	
Occupancy Permit (C)	25-000645	5801 Old Collinsville Rd	Kristen Solares, Midwestern Adjusters, 6304878833, kristen.b@midwesternadjusters.com	06/02/2025 at 11:17 AM	Occupancy Permit
Occupancy Permit (C)	25-000859	712 Lincoln Highway , A	Babu Keshavbhai, TQ International Grocery Convenience Store, 6509245874	06/09/2025 at 11:38 AM	
Occupancy Permit (R)	25-000975	17-32 Northbrook Cir	Karam Shaban, 6187671673	06/10/2025 at 3:05 PM	
Occupancy Permit (R)	25-000973	201 Apple St	Jeffery Berry, 3148036480, jefferyberry12@yahoo.com	06/10/2025 at 1:02 PM	
Occupancy Permit (R)	25-000982	10 Baldus Dr	Cole Nordmann, 6184091732, alanacole2023@gmail.com	06/11/2025 at 2:35 PM	
Occupancy Permit (R)	25-000984	71-15U Northbrook Cir	Mariah Cason, 6185811499, riah0613@gmail.com	06/12/2025 at 9:09 AM	
Occupancy Permit (R)	25-000985	18 Baldus Dr	Larry Rainey, 6188733759, lrainey33@gmail.com	06/12/2025 at 10:46 AM	
Occupancy Permit (R)	25-000978	41-18 Northbrook Cir	Kamren England, 7623071575, kam.england1@gmail.com	06/12/2025 at 11:44 AM	
Occupancy Permit (R)	25-000987	728 Conner Cir	Christopher Olsen, 5599039062, christpher.b.olsen71@gmail.com	06/12/2025 at 12:05 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25-000971	13-26 Northbrook Cir	Melissa Sallad, 3133998935, msallad2@yahoo.com	06/16/2025 at 8:38 AM	Occupancy Permit
Occupancy Permit (R)	25-001058	137 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/25/2025 at 4:32 PM	
Occupancy Permit (R)	25-000988	65-37 Northbrook Cir	Justin Tolar, 6184092893, electricalsource2017@gmail.com	06/12/2025 at 4:24 PM	
Occupancy Permit (R)	25-000989	4616 Old Caseyville Rd	Jacob Stechmann, 5615980771, jstechmann97@gmail.com	06/12/2025 at 12:20 PM	
Occupancy Permit (R)	25-000993	998 Northwestern Ave	Courtney Gully, 6187726400, courtneygully89@gmail.com	06/12/2025 at 4:20 PM	
Occupancy Permit (R)	25-000994	202 Oxford Ave	Lalita Easter, 5635039999, holuvishmon@yahoo.com	06/13/2025 at 10:34 AM	
Occupancy Permit (R)	25-000995	111 Stacy Dr	Alberta Walls, 6185306767	06/13/2025 at 10:46 AM	
Occupancy Permit (R)	25-001000	112 Ashley Dr	Mosha Jones, 6188664291, moshajones135@gmail.com	06/13/2025 at 3:43 PM	
Occupancy Permit (R)	25-001001	401 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/17/2025 at 12:00 PM	
Occupancy Permit (R)	25-001003	244 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/17/2025 at 11:59 AM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25-001009	43-22 Northbrook Cir	Linda Nelson, 6185122639	06/16/2025 at 12:55 PM	
Occupancy Permit (R)	25-001015	6804 Laurel Springs Ct	Alisha Alford, 3148509280	06/17/2025 at 2:40 PM	
Occupancy Permit (R)	25-001036	51-32 Northbrook Cir	Alaina Wolter, 6306996715	06/20/2025 at 3:04 PM	
Occupancy Permit (R)	25-001038	30 Brown Dr	Erica Hopkins, 6186914916, littleboyblue458@gmail.com	06/23/2025 at 9:40 AM	
Occupancy Permit (R)	25-001040	266 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/25/2025 at 4:33 PM	
Occupancy Permit (R)	25-001048	5510 East Dr	Joyce Guebert, 6188303070	06/23/2025 at 3:48 PM	
Occupancy Permit (R)	25-001056	327 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/25/2025 at 4:33 PM	
Occupancy Permit (R)	25-000970	285 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/16/2025 at 8:41 AM	
Occupancy Permit (R)	25-000926	1 Chelsea Dr, E	Angelica Dodson, 6185603640, angelnaruagi@gmail.com	06/04/2025 at 2:21 PM	
Occupancy Permit (R)	25-000958	365 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/16/2025 at 8:43 AM	
Occupancy Permit (R)	25-000920	742 Conner Cir	Cole Milam, 6183403715, cmilam99@gmail.com	06/04/2025 at 11:45 AM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25-001082	27-16 Northbrook Cir	Paul Cobb, 6187096166	06/27/2025 at 3:21 PM	
Occupancy Permit (R)	25-001079	32 Judith Ln	Laurie Bandy, 2084880832, laurielynnbandy@gmail.com	06/27/2025 at 11:15 AM	
Occupancy Permit (R)	25-001078	23-12 Northbrook Cir	Madison Bilotta, 3312140127, maddiebilotta05@icloud.com	06/27/2025 at 10:28 AM	
Occupancy Permit (R)	25-001076	410 Marcinah Ln, 3	Jeffrey Brown, 9364363075, thisisjeff1@icloud.com	06/27/2025 at 9:25 AM	
Occupancy Permit (R)	25-000949	203 Stites Ave	Rebekah Schaffer, 6362554072	06/06/2025 at 3:37 PM	
Occupancy Permit (R)	25-000903	69-33U Northbrook Cir	Shelby Holman, 3147934626, shelbyholman467@gmail.com	06/02/2025 at 11:36 AM	
Occupancy Permit (R)	25-000904	27-15 Northbrook Cir	Steve Smith, 3149240857, smityg.smith@gmail.com	06/02/2025 at 12:32 PM	
Occupancy Permit (R)	25-000906	11 Jennifer Dr	Zoey Hayes, 2175199001, zdhcrimjustice@gmail.com	06/02/2025 at 2:34 PM	
Occupancy Permit (R)	25-001072	817 Saybrook Falls Dr	Marc Icbn, 6188667930, marc.icbn@gmail.com	06/26/2025 at 9:20 AM	
Occupancy Permit (R)	25-000912	700 Conner Cir	Michael Durham, 6184065776, mike50051@yahoo.com	06/03/2025 at 12:13 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25-000898	473 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	06/02/2025 at 11:39 AM	
Occupancy Permit (R)	25-000921	7411 Timberpoint Ct	Barbara Cox, 6185208636, jcx1949@icloud.com	06/04/2025 at 11:03 AM	
Occupancy Permit (R)	25-001065	815 Foxgrove Dr	David Thomas Jr, 3039171984, thomas-david2335@yahoo.com	06/25/2025 at 1:47 PM	
Occupancy Permit (R)	25-000925	244 Oak Ridge Ct	Allie McMahan, 4795739129, aredman0405@gmail.com	06/04/2025 at 1:54 PM	
Occupancy Permit (R)	25-001071	28S Sapphire Ln	Nikolay Yakovlev, 6188063661, nikolaiajakovlev@gmail.com	06/26/2025 at 9:15 AM	
Occupancy Permit (R)	25-000948	11-34 Northbrook Cir	Randy Connors, 6189178272	06/06/2025 at 3:03 PM	
Occupancy Permit (R)	25-000928	317 Veach Dr	Maxine Friar, 6186703162	06/04/2025 at 3:43 PM	
Occupancy Permit (R)	25-000946	10608 Lincoln Trl, 3	Angel Edwards, 6185302208, edwardsangel218@gmail.com	06/06/2025 at 12:01 PM	
Permanent Sign Permit (C)	25-000045	6701 N Illinois St	Erin Plass, Landmark Sign Company, 6365360400, Erin@landmarksignusa.com	06/05/2025 at 8:46 AM	Installation of Post and Panel Directional sign
Permanent Sign Permit (C)	25-000043	6701 N Illinois St	Erin Plass, Landmark Sign Company, 6365360400, Erin@landmarksignusa.com	06/05/2025 at 8:47 AM	Installation of Panel to replace old panel
Permanent Sign Permit (C)	25-001047	5801 Old Collinsville Rd	Chris Smith, Dale Sign Service, Inc, 3149662620, chris@dalesigns.com	06/24/2025 at 8:57 AM	INSTALL LED LIGHTED WALL SIGN - HOOK TO EXISTING ELECTRIC

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Permanent Sign Permit (C)	25-000042	6701 N Illinois St	Erin Plass, Landmark Sign Company, 6365360400, Erin@landmarksignusa.com	06/05/2025 at 8:47 AM	Installation of new panel on Canopy
Permanent Sign Permit (C)	25-000047	6701 N Illinois St	Erin Plass, Landmark Sign Company, 6365360400, Erin@landmarksignusa.com	06/05/2025 at 8:45 AM	Installation of Panel Signs in Drive Thru Lanes
Permanent Sign Permit (C)	25-000041	6701 N Illinois St	Erin Plass, Landmark Sign Company, 6365360400, Erin@landmarksignusa.com	06/05/2025 at 8:48 AM	Installation of new panel on existing Canopy
Permanent Sign Permit (C)	25-000040	6701 N Illinois St	Erin Plass, Landmark Sign Company, 6365360400, Erin@landmarksignusa.com	06/05/2025 at 8:49 AM	Installation of Front Illuminated Channel Letters on raceway
Permanent Sign Permit (C)	25-000039	6701 N Illinois St	Erin Plass, Landmark Sign Company, 6365360400, Erin@landmarksignusa.com	06/05/2025 at 8:49 AM	Installation of Face Illuminated Channel letters on Raceway
Permanent Sign Permit (C)	25-000038	6701 N Illinois St	Erin Plass, Landmark Sign Company, 6365360400, Erin@landmarksignusa.com	06/05/2025 at 8:50 AM	Installation of Face Illuminated Channel Letters on Raceway
Permanent Sign Permit (C)	25-000037	6701 N Illinois St	Erin Plass, Landmark Sign Company, 6365360400, Erin@landmarksignusa.com	06/05/2025 at 8:50 AM	Installation of Face Illuminated Channel Letters on raceway
Permanent Sign Permit (C)	25-000046	6701 N Illinois St	Erin Plass, Landmark Sign Company, 6365360400, Erin@landmarksignusa.com	06/05/2025 at 8:45 AM	Installation of Post & Panel Directional
Permanent Sign Permit (C)	25-001083	515 Lincoln Hwy, 6	Erika Barrios, La patrona Mexican Grocery Store, 6187670376, erikarodriguezpuentes@gmail.com	06/30/2025 at 9:14 AM	I need permits to put stickers on the windows
Permanent Sign Permit (C)	25-000212	6100 N Illinois St	Thomas Kumpis, 3145205737, tkgi@earthlink.net	06/06/2025 at 3:41 PM	fabricate and install one illuminated channel letter sign on the wall

Template Name	Permit Number	Project Address	Applicant	Permit Issued Date Time	Permit Description
Permanent Sign Permit (C)	25-001027	5031 N Illinois St	Jeff Ghazaleh, Signature Sign and Lighting, 2172711775, admin@signaturesigns217.com	06/24/2025 at 10:54 AM	Sign 2 in packet - Wall mounted Rebranding reface: Installing new panel replacement for rebrand on the buildings main entrance wall
Permanent Sign Permit (C)	25-000749	218 Lincoln Hwy	Lora Trent, Springfield Sign, 4178622454, LORAM@SPRINGFIELDSIGN.COM	06/18/2025 at 3:02 PM	Plaza Tire Service - Installation of signage
Permanent Sign Permit (C)	25-000751	218 Lincoln Hwy	Lora Trent, Springfield Sign, 4178622454, LORAM@SPRINGFIELDSIGN.COM	06/18/2025 at 3:01 PM	Plaza Tire Service Freestanding Sign
Permanent Sign Permit (C)	25-000936	4644 N Illinois St	Joe Phillips, Piros Signs, Inc., 6364640200, jphillips@pirossigns.com	06/05/2025 at 3:41 PM	Install Tenant Panel
Permanent Sign Permit (C)	25-000935	4644 N Illinois St	Joe Phillips, Piros Signs, Inc., 6364640200, jphillips@pirossigns.com	06/05/2025 at 3:42 PM	Install wall sign
Permanent Sign Permit (C)	25-000899	5200 N Illinois St, 107	Kenton Ehlmann, Ehlmann Sign & Light, 6369429975, ehlmanssign@att.net	06/16/2025 at 2:15 PM	Install Wall sign
Permanent Sign Permit (C)	25-001085	515 Lincoln Hwy, 6	Erika Barrios, La patrona Mexican Grocery Store, 6187670376, erikarodriguezpuentes@gmail.com	06/30/2025 at 2:51 PM	
Plumbing Permit (C)	25-000977	6311 N Illinis St	Elisabeth Farrell, U.S. Water Heating Solutions, 8479750974, efarrell@uswhpro.com	06/11/2025 at 11:49 AM	4-Bank Tankless Rack Scope
Plumbing Permit (C)	25-000905	412 Kim Dr	Jerod Hendricks, Dale Hendricks Plumbing, 6183442198, dhendricksplumbing@gmail.com	06/02/2025 at 3:11 PM	Replumb damaged areas: Sanitary waste & vent piping to tie on to existing Domestic hot and cold water piping to tie on to existing Laundry wash box & vent Water heater replacement 2 tub/shower valve 2 toilet 2 vanity garbage disposal, dishwasher, icemaker box

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Plumbing Permit (R)	25-001031	7358 Timberwolf Trl	Nikki Gale, Morrison Plumbing, Heating & Air, 6182132439, nikki.g@morrisonplumbing.com	06/18/2025 at 3:53 PM	Install water heater up to code
Plumbing Permit (R)	25-001059	210 Mc Knight Rd	Chris Townsend, Roto-Rooter, 6369473302, tiffany.taylor@rrsc.com	06/25/2025 at 10:07 AM	Replace section of cast iron kitchen line under floor.
Pool Permit (C)	25-000927	217 Crystal Ln	Kenneth Green, Bubba Js, 7015000940, wg4483@yahoo.com	06/04/2025 at 4:20 PM	
Solar Permit (R)	24-001089	401 Kim Dr	Pablo Aguilar, Ambia Solar, LLC, 8774127929, Permitting@ambiasolar.com	06/18/2025 at 8:41 AM	20.28 kW residential solar system to be installed on roof
Solar Permit (R)	24-002081	12 Tietje Dr	Nikki Goodridge, EMPWR Solar, 8549994837, permits@empwrsolar.com	06/05/2025 at 4:24 PM	11.050 KW DC ROOF MOUNT SOLAR PV SYSTEM WITH 26 JINKO SOLAR: JKM425N-54HL4-B 425W MONO MODULES WITH 26 ENPHASE IQ8PLUS-72-M-US MICROINVERTERS UPGRADE UTILITY METER
Solar Permit (R)	25-000923	3 Wilshire Dr	Patricia Pulliam, GreenGrids, 8153253892, patricia.pulliam@greengridssolar.com	06/06/2025 at 12:10 PM	Install solar panels on rooftop.
Solar Permit (R)	25-000910	9450 Marbarry Dr	Patricia Pulliam, GreenGrids, 8153253892, patricia.pulliam@greengridssolar.com	06/18/2025 at 11:15 AM	Install solar panels on rooftop.
Solar Permit (R)	25-000850	225 Pleasant Ridge Rd	Sarah Cox, ECOcentrix Energy Solutions, 3142460116, Admin@ECOcentrix.co	06/24/2025 at 9:59 AM	8.58kW roof mount solar
Solar Permit (R)	25-000825	207 Hall Pt	Anne Sudario, Advanced Renewable Concepts, LLC, 3142544474, permits@joinarc.io	06/16/2025 at 3:54 PM	ROOF SOLAR PANEL INSTALLATION
Solar Permit (R)	25-000798	33 Fairview Dr	Sarah Cox, ECOcentrix Energy Solutions, 3142460116, Admin@ECOcentrix.co	06/05/2025 at 9:02 AM	15.99 kW Roof mount system

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Solar Permit (R)	25-000776	809 Hawk View Ct	Patricia Pulliam, GreenGrids, 8153253892, patricia.pulliam@greengridssolar.com	06/18/2025 at 9:51 AM	Install solar panels on rooftop.
Solar Permit (R)	25-000752	444 Americana Cir	Alex Ames, Valoa Solar, LLC, 8165088300, permits@valoasolar.com	06/09/2025 at 10:37 AM	Solar Roof Installation
Solar Permit (R)	25-000593	243 Arbor Meadows Ct	Conner Waters, StraightUp Solar, 3095305656, permits@straightupsolar.com	06/17/2025 at 2:28 PM	Installation of grid-tied, rooftop, 11.5 kW DC Solar PV system.
Solar Permit (R)	25-000545	38 Stacy Dr	Logan Daigle, Freedom Forever LLC, 5016075553, permitlittlerock@freedomforever.com	06/05/2025 at 8:33 AM	Roof Mounted Solar Project, 15 modules, 1 inverter, 1 battery 10.0kWh, 6.15 kW
Temporary Sign Permit (C)	25-000944	1 Pleasant Ln	Tamela Malone, 6184479986, m_tamala@yahoo.com	06/06/2025 at 10:28 AM	Now enrolling
Temporary Sign Permit (C)	25-000942	5100 N Illinois St	Anita Gajewski, Legacy Christian Academy, 6183459571, info@legacychristianacademy.info	06/06/2025 at 8:46 AM	
TOTAL				126	



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

This report summarizes activity by permit type.
from feed: 06/01/2025 - 06/30/2025

PROJECT TYPE	PASSED	FAILED	# OF RESULTS
Building Permit (C)	22	4	27
Building Permit (R)	91	4	102
Demolition Permit (C)	0	0	1
Electrical Permit (C)	1	3	5
Electrical Permit (R)	14	2	16
Occupancy Inspection (R)	56	25	82
Occupancy Permit (C)	5	3	8
Permanent Sign Permit (C)	4	0	4
Plumbing Permit (C)	1	0	1
Plumbing Permit (R)	1	0	1
Solar Permit (R)	7	9	18



MEMORANDUM

DEPARTMENT OF LAND USE AND
ECONOMIC DEVELOPMENT

July 7, 2025

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 01-25
Petitioner:	Jerry K & J Harry Zimmerman 8 Spivey Lane Fairview Heights, IL 62208
Request:	Area Bulk Variance
Location:	8 Spivey Lane Fairview Heights, IL 62208
Hearing Date:	July 3, 2024
Recommendation:	Forward to Community Committee with a recommendation of Approval
Votes:	Yeas- Gehlhausen, Knepper, Peterson, Abernathy Nays- None Present – None Absent – Carthen, Frawley
Ward:	IV

Attached is the application and staff report for background.

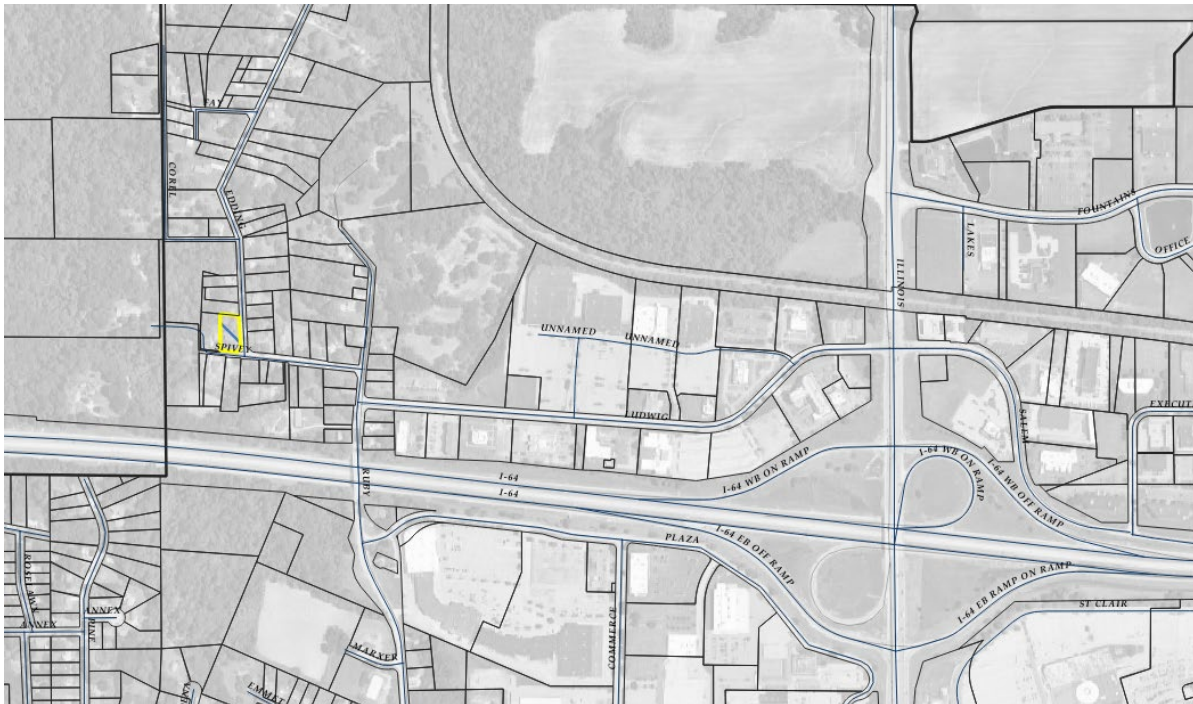
Respectfully,

R J Abernathy

R J Abernathy, Chairman
Zoning Board of Appeals

TRANSMITTAL TO ZONING BOARD OF APPEALS

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) 03-21.0-303-007 is zoned R3 – Single Family Residential. The applicant is seeking to reduce the setback dwelling and detached carport from 10' to 4' from 14-08-24 (D). The applicant is requesting to reduce the setback dwelling and detached carport from 10' to 4'.

2. Area-Bulk Variance Criteria

In accordance with 14-14-12 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 01-25

Date Proof of Public Notice Sign Provided:

Date Application Received:

6/5/25

Zoning District of Property:

Date Set for Hearing:

ZBA 7/3/25

Recommendation of ZBA:

Name of Newspaper and Publication Date:

Ft.tribune

Date of City Council 2nd reading:

Community Comm 7/16/25

Publication Fee Paid:

\$150.00 Fee paid ✓ # 9770

Action by City Council:

city council 8/5/25

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): Jerri K & J Harry ZimmermanMailing address: 8 Spivey LanePhone: 618-910-9713

E-Mail: _____

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

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

Mailing address: _____

Phone: _____

E-Mail: _____

3. Address of property: 8 Spivey Lane

Parcel (Tax) ID number: 03-21.0-303-007

Present use of property: Single Family Residential

Zoning district: R-3 Single family Residential

4. Variance requested: Reduced setback between dwelling and detached carport from 10' to 4'. This is due to required setback from side street and inability to attach carport to home due to location of utilities.

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:

Carport cannot be connected to home because of utility connections and cannot be further from the home due to setback from road.

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 (✓) 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? (✓) 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).

See attached map

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.

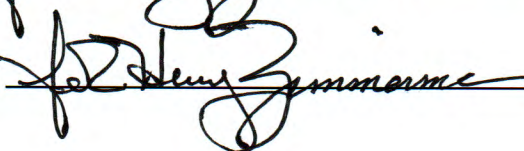
Signature of Owner:



Date:

6/4/2025

Signature of Applicant:



Date:

6/4/2025

To the City of Fairview Heights,

I am wanting to build a car port on the side of my house and requesting a 6 foot variance for the side of my home.

The drawings from Shed Shack needs a little explaining. If you have any questions please feel free to contact me or the installer Shed Shack which I will leave the contact information below.

The Carport dimensions are 22'X 19'X9'. The South side will be the side the cars drive in and open. The North side will be enclosed with white metal wall. The east side will be covered by a white metal wall. The west side will be open.

Thank you,

Harry Zimmerman

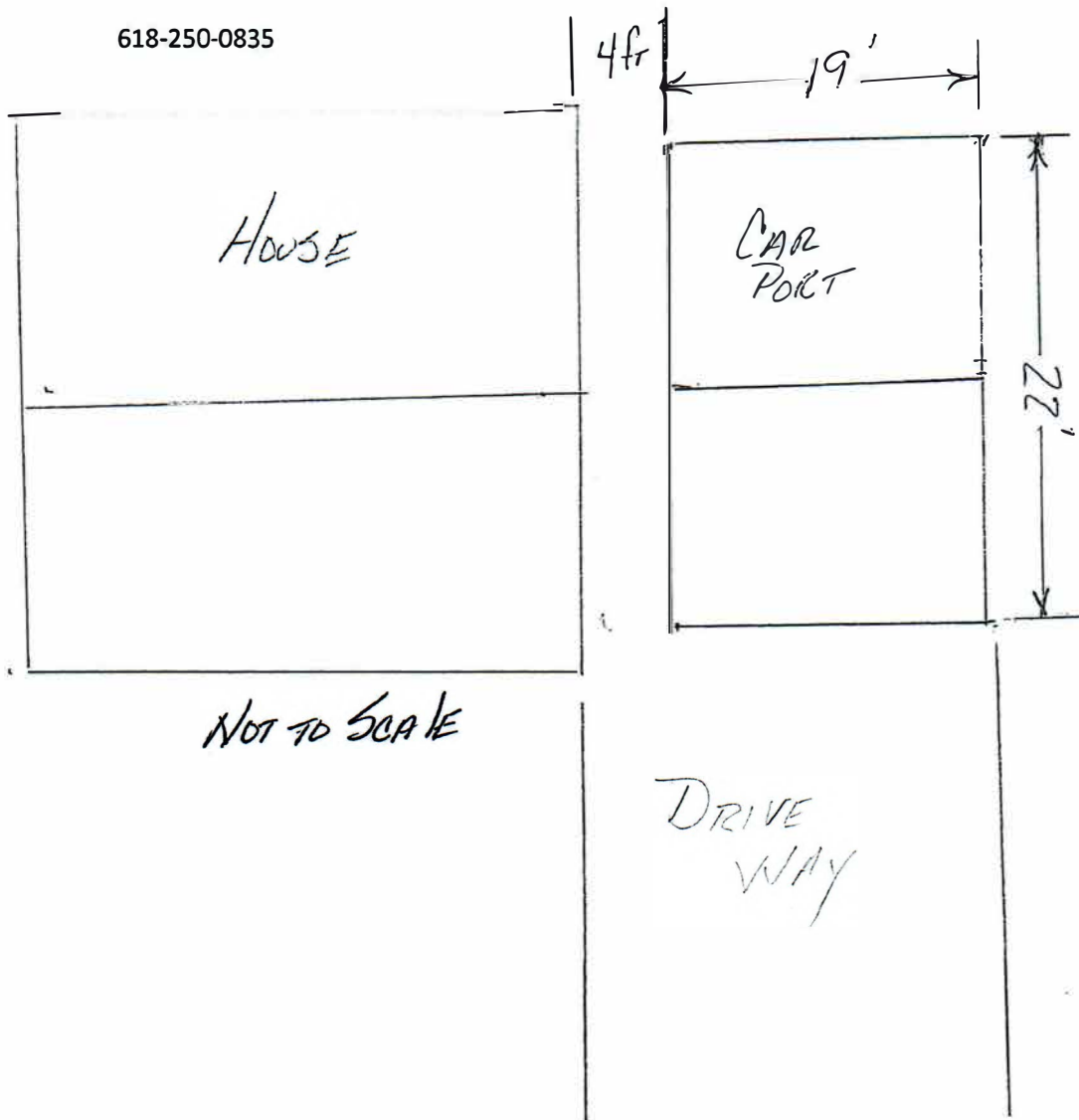
618-910-9713

Dalton Richardson

1101Centerville Ave

Belleville IL 62220

618-250-0835



	Shed Shak 1101 Centerville Ave Belleville, St Clair, Illinois 62220 shedshaksheds@gmail.com (618) 250-0835 https://shedshak.com/	Sales: Dalton Richardson 1101 Centerville Ave Belleville, St Clair, Illinois 62220 shedshaksheds@gmail.com (618) 250-0835	Building Quote QTE-000194 Date 04/11/2025 Total \$6,248.75
---	--	--	---

CUSTOMER DETAILS

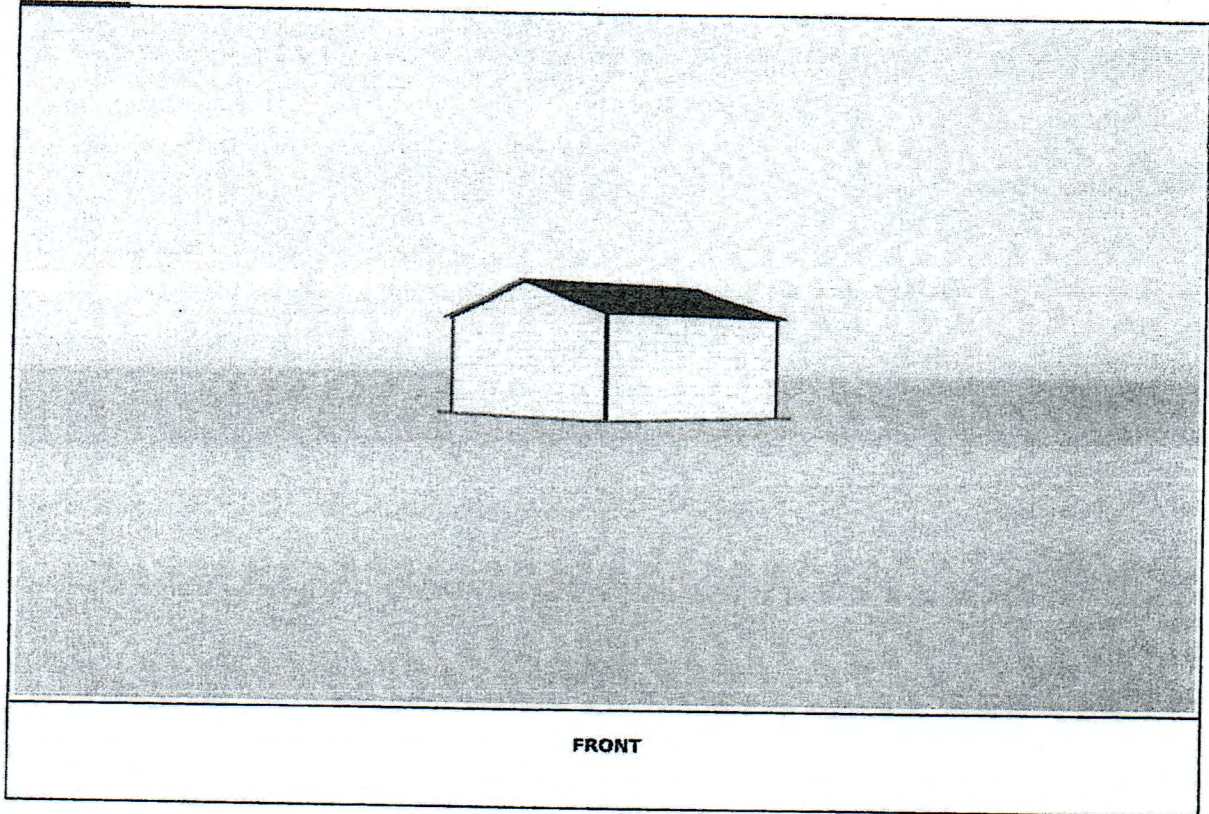
John Zimmerman Billing Address 8 Spivey Ln Fairview Heights, Saint Clair, Illinois 62208 Shipping Address 8 Spivey Ln Fairview Heights, Saint Clair, Illinois 62208 zimmam@gmail.com (618) 910-9713	Standard Carports - 22 x 20 x 9 Roof Color: Matte Black Trim Color: Matte Black Sides/Ends Color: Brilliant White Wainscot Color: NA			
Ready for Installation? ☐ Jobsite Level? ☐ Permit Required? ☒ Inside City Limit? ☐ Electricity Available? ☐ Installation Surface? <u>Concrete</u>				
Building Dimension 22'W x 20'L x 9'H	Roof Style Vertical	Gauge 14 Gauge	Wind/Snow Rating 140 MPH + 35 PSF Snow/Wind Load Certified	Distance on Center 5 Feet

22X20' (Roof 21') Vertical Roof	1	\$3,145.00
9' Height	1	\$230.00
140 MPH + 35 PSF Snow/Wind Load Certified	1	\$0.00
3/12' Roof Pitch	1	\$0.00
Front Wall Closed Horizontal	1	\$1,170.00
Back Wall Certified Gable Horizontal	1	\$305.00
Left 1 Panel Horizontal	1	\$110.00
Right Closed Horizontal	1	\$345.00
8x8 ft Garage Door Frameout (Roll-Up) on Left Wall	1	\$200.00
8x8 ft Garage Door Frameout (Roll-Up) on Left Wall	1	\$200.00
End Jtrim	1	\$18.70
Side J Trim	1	\$17.00

RETURN TO AGENDA**NOTES**

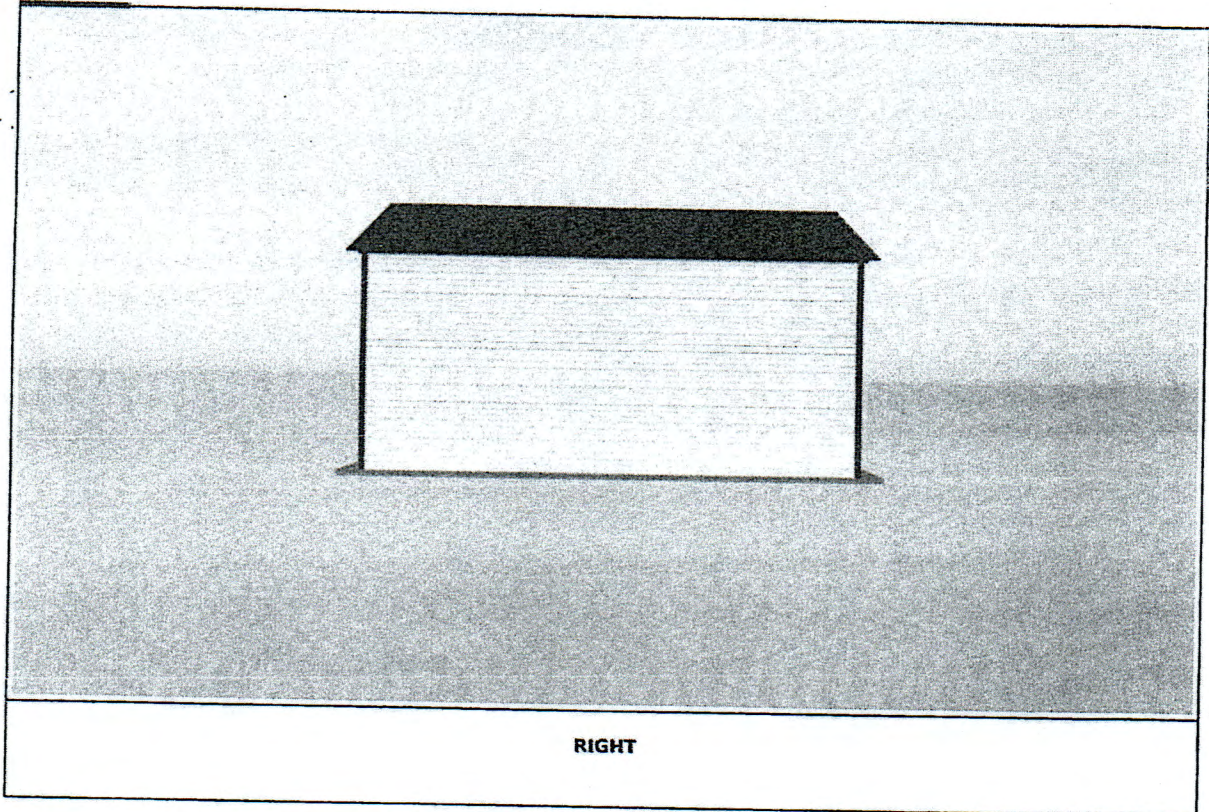
Building Amount:	\$5,740.70
Manufacturer Discount:	\$0.00
Sub Total:	\$5,740.70
City Tax (1%)	\$57.41
Special Tax (1.6%)	\$91.85
State Tax (6.25%)	\$358.79
Additional Charges	\$0.00
Grand Total	\$6,248.75
Pay Now	
Downpayment	\$1,033.33
Balance Due	\$5,215.42

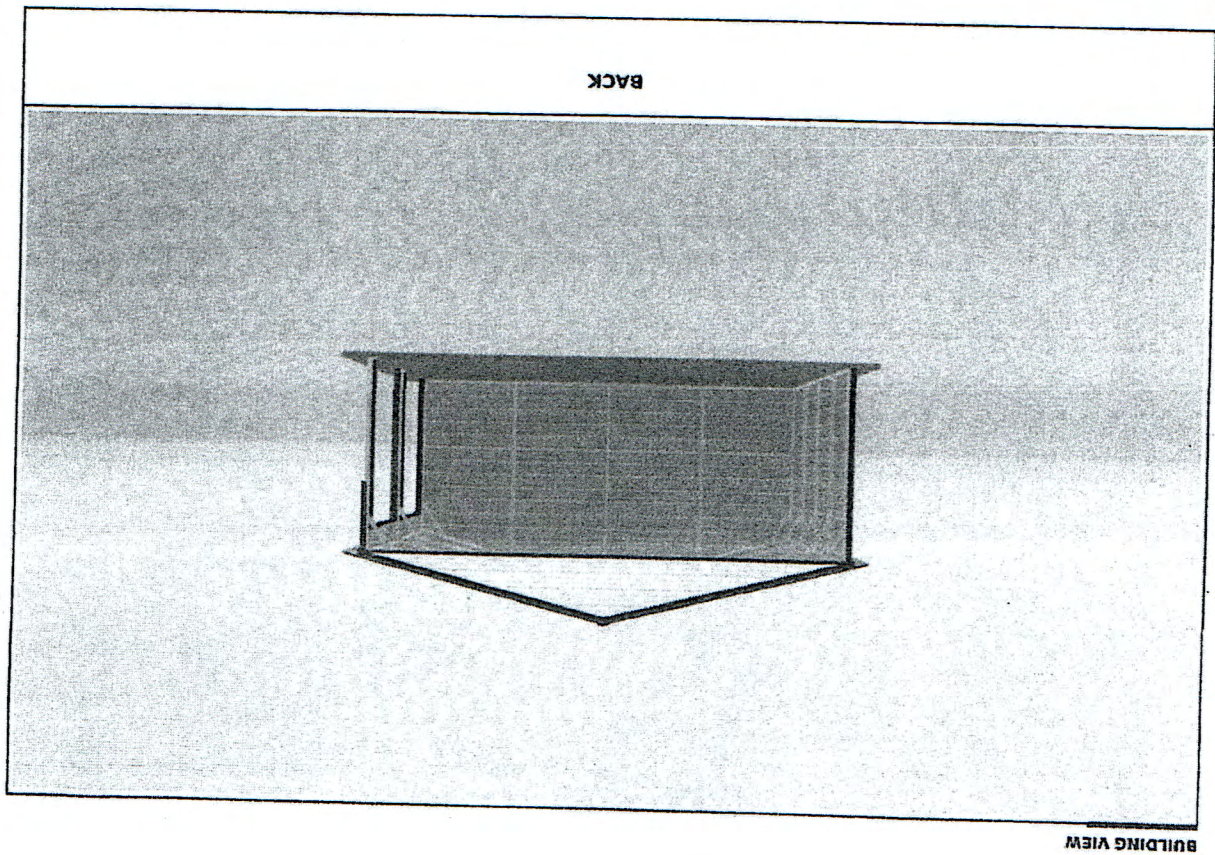
BUILDING VIEW



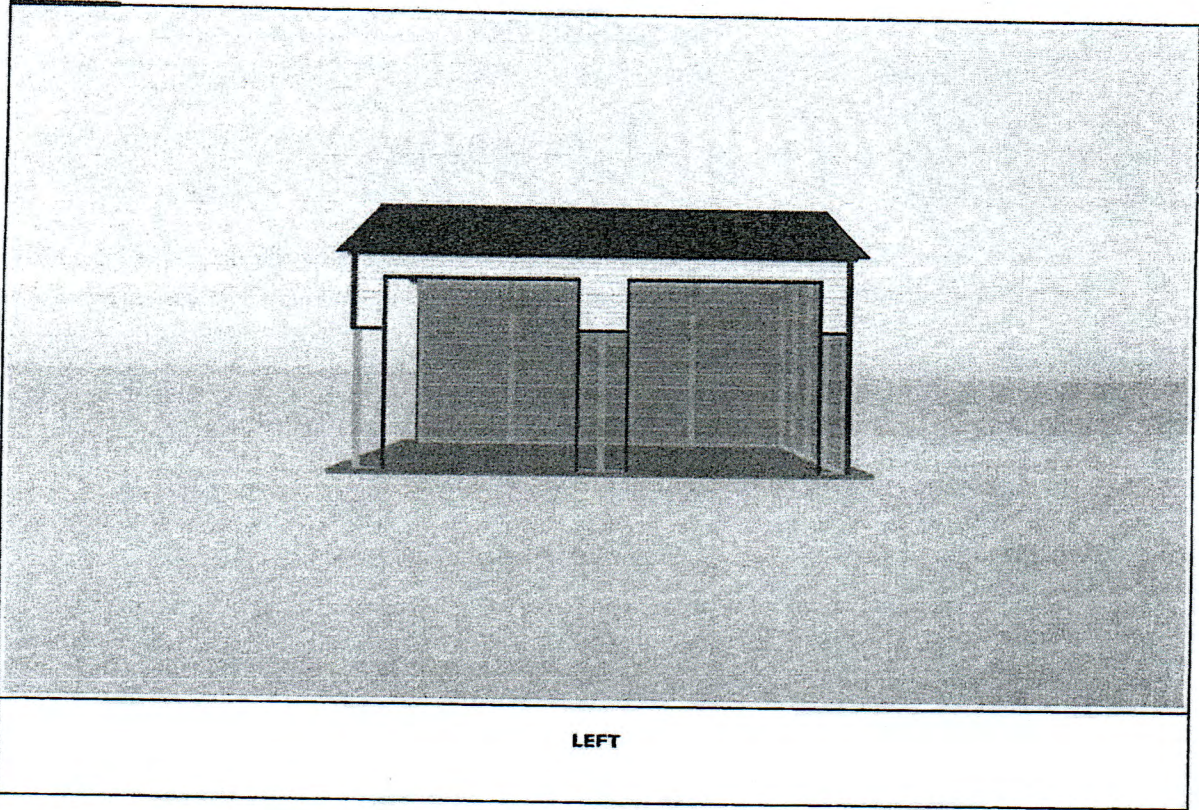
FRONT

BUILDING VIEW





BUILDING VIEW



LEGENDS

Garage Door Garage Door Frameout Walk in Door Walk in Door Frameout Windows Windows Frameout Open Wall

Close Wall Distance Storage Length (Utility) Cupola





St Clair County Parcel Map Viewer

St Clair County

▼ 03210303007 X Q
Show search results for 03210...



20ft

-89.998 38.602 Degrees

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

Receipt No: 2.059096

Jun 4, 2025

Previous Balance:	.00
PERMITS	
ZBA HEARING FEE8 SPIVEY	150.00
LANE	
001-000-4-390-00	
ZONING PERMITS	

Total:	-----
	150.00
	=====

GENERAL FUND CHECK	
Check No: 9770	150.00
Payor:	

JOHN H OR JERRI K ZIMMERMAN	
Total Applied:	-----
	150.00

Change Tendered:	-----
	.00
	=====

06/04/2025 3:40 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, July 3rd, 2024 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 to allow to reduce the setback dwelling and detached carport from 10' to 4'. The property is addressed as 8 Spivey Lane, Fairview Heights, County PIN 03-21.0-303-007.

Request was made by Jerri K & J Harry Zimmerman, 8 Spivey Lane, Fairview Heights IL 62208.

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

Dated June 13, 2025.

FAIRVIEW HEIGHTS ZONING BOARD OF APPEALS

BY: Ronald Abernathy

ZBA01-25

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

RESOLUTION PC 12-25

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO DENIAL OF A
PRELIMINARY PLAT FOR 29 FAIRVIEW HILLS AT
Coventry Ct

WHERE AS, Jon Poetker -JLP Design, hereinafter referred to as the "Applicant," applied for a Preliminary Plat for approval of 29 Fairview Hills at parcel number 03-19.0-207-015, commonly known as Coventry Ct; and

WHEREAS, the Fairview Heights Development Code requires that major modifications to a site development plan in R3 Single Family Residential District be approved as a special use;

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

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 "R3" Single Family Residential District.
3. That the Applicant's special use permit for 29 Fairview Hills shall be denied, based on the following criteria.
 - That the proposed use will substantially adversely impair the use, enjoyment, or market value of any surrounding property.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Smith upon vote being taken thereon, the following voted in favor thereof: None

and the following voted against the same: Herrington, Fowler, Wesemann, Hoppe, McDermott, Smith, Baldwin, Hutchison, and Hopkins.

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 8th day of July 2025.

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 12-25

REQUEST: Preliminary Plat to allow 29 Fairview Hills to split the lot in the “R-3” Single Family Residential zoning district at Coventry Ct, Fairview Heights. Also identified by St. Clair County PIN(s) 03-19.0-207-015. *VOTE REQUESTED.*

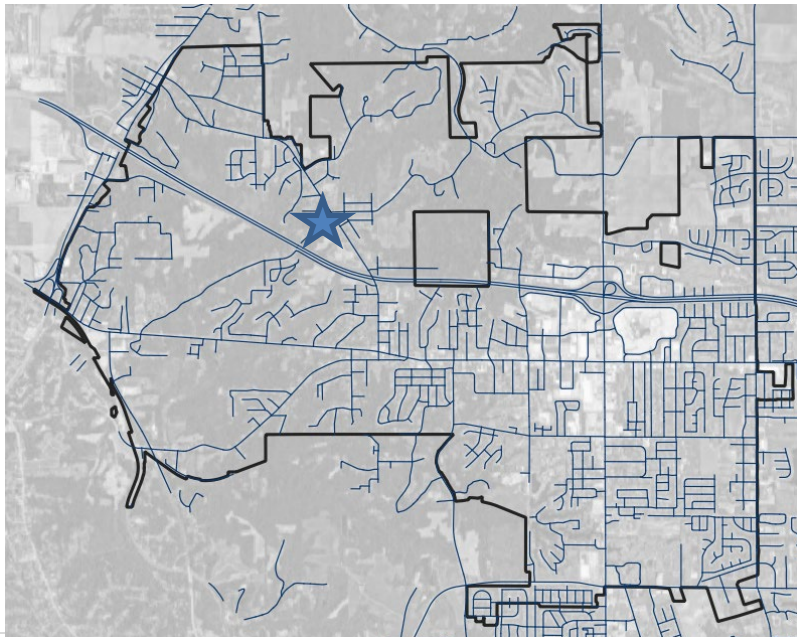
APPLICANT NAME: JPL Design & Build LLC

MEETING DATE: July 8, 2025

ZONING: R3 – Single Family Residential

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

GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

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

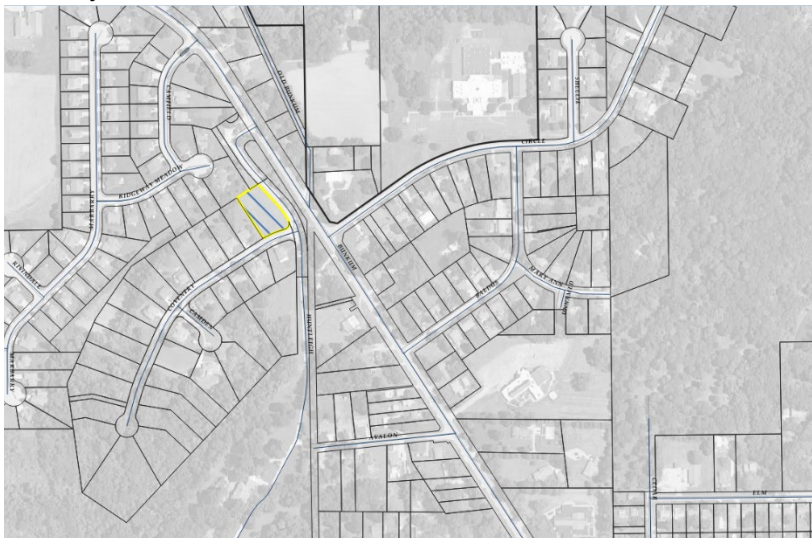
The subject property located at 29 Fairview Hills is zoned R3-Single Family Residential. This zoning district has a minimum lot size of 6,000 sq ft. The proposed plat would create one lot being 12,000 sq ft and one lot being 15,000 sq ft. Both lots would meet the minimum. Both lots meet the minimum lot width and depth requirements.

2. DISCUSSION

Context

The subject site is located in the western portion of the City, north of Interstate 64, and west of Bunkum Road. It is comprised of one parcel.

The zoning designation for these parcels is R-3 – Single Family Residence. This zoning district is intended to encourage the creation and maintenance of stable and enduring residential areas by establishing limitations on the use and character of development so as to take advantage of, or to avoid conflict with, natural topography, existing development, arrangements, and locations of existing or planned community facilities and social needs of the City.



Zoning: Site and Surrounding Areas

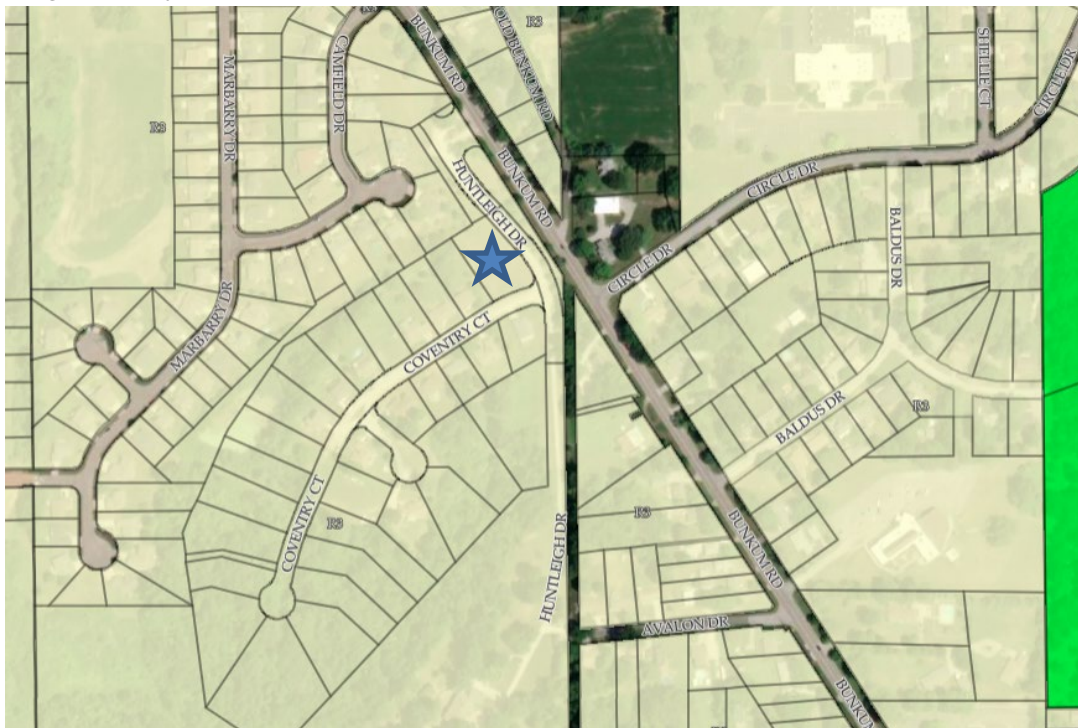
The zoning and land uses of adjoining and surrounding properties are as follows:

North: R-3 - Single Family Residential;

South: R-3 - Single Family Residential;

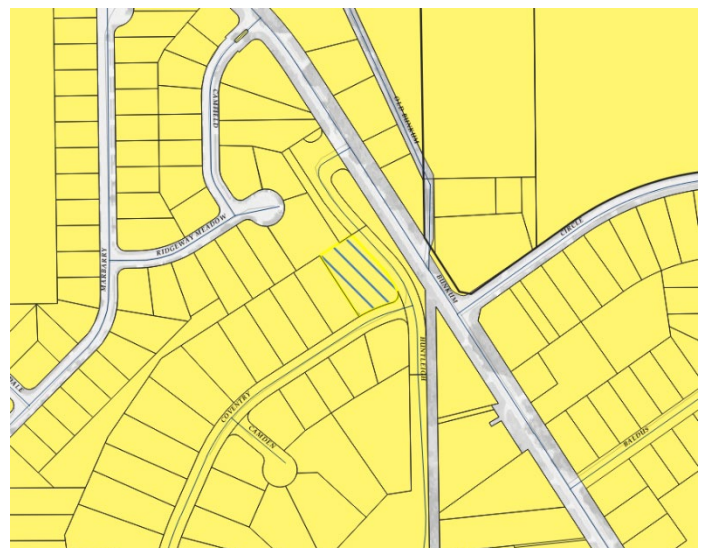
West: R-3 – Single Family Residential;

East: R- 3 - Single Family Residential.



Future Land Use: Site and Surrounding Areas

The Fairview Heights Comprehensive Plan identifies the subject site as single family residential. The proposed plat providing two individual single family lots conforms with the comprehensive plan.



Site Photograph

6/6/25, 11:08 AM

St Clair County Parcel Map Viewer

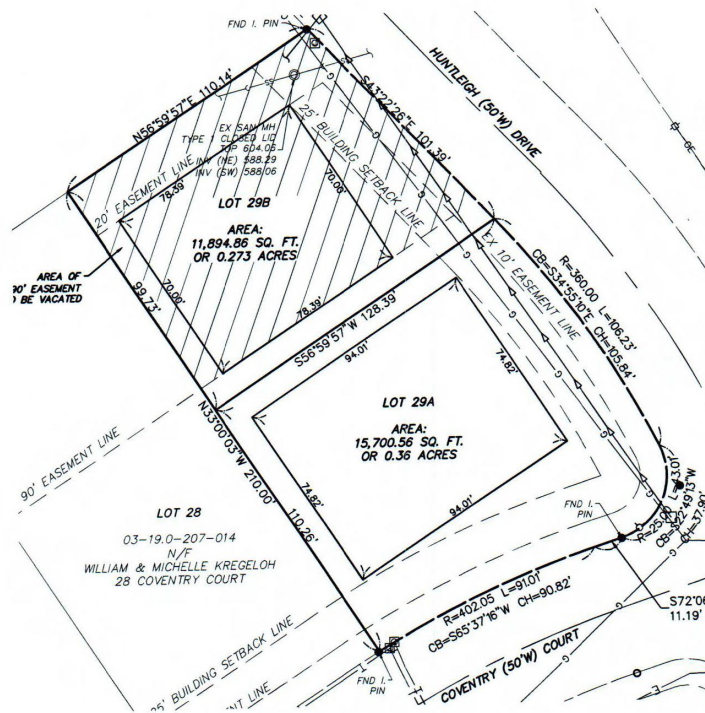


St Clair County Parcel Map Viewer

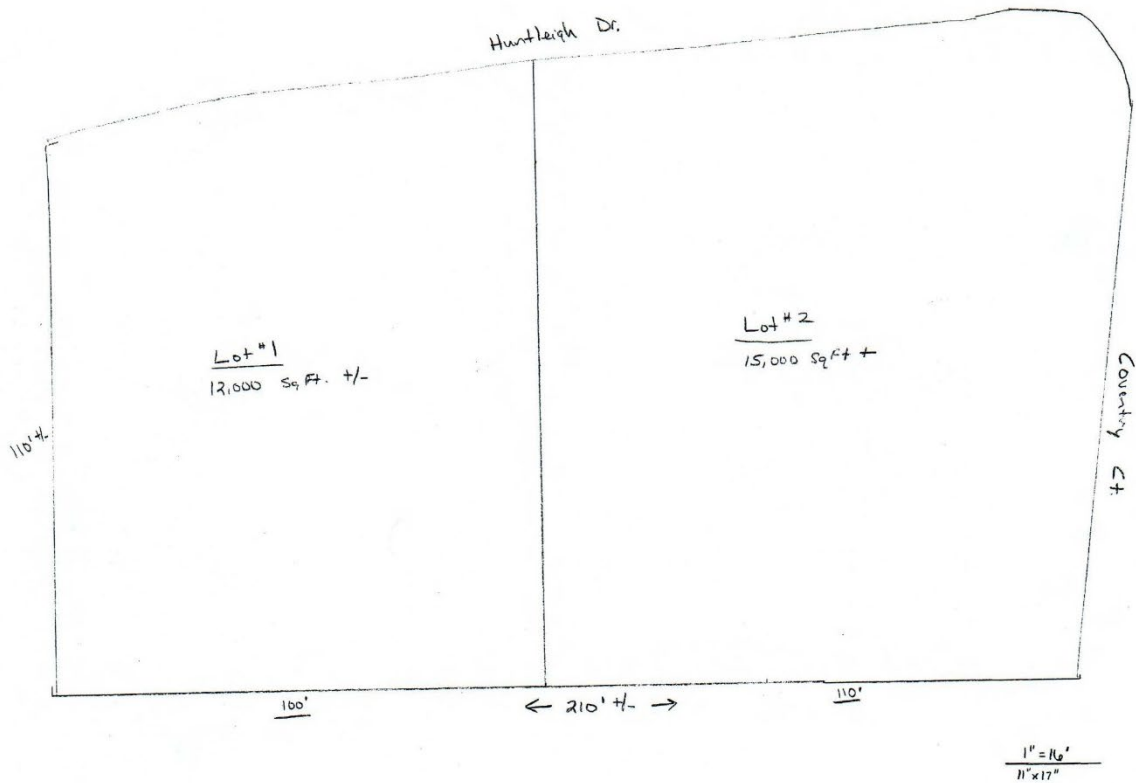
St Clair County GIS



Engineer Drawing



Proposed Preliminary Split



Planning Considerations

The existing parcels within the subject site are comprised of three parcels of land comprising 0.99 acres. The proposed subdivision would create six lots ranging from 5836 to 7564 square feet acres. None of the lots meet the minimum requirement.

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

14-13-28 SUBDIVISION APPLICATION, FINAL PLAT.

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

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

(14) Certification by registered Illinois Land Surveyor with registration numbers and seal affixed to all final documents of the final plat.

(15) Certificate of dedication of all public areas.

(16) Certificate that all taxes due have been paid

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

Exhibits

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

APPLICATION FOR PRELIMINARY PLAT



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

6/6/25 - Application Received by LUD

OFFICE USE ONLY	
DATE COMPLETED APPLICATION RECEIVED:	CASE NUMBER ASSIGNED: <u>PC 12-25</u>
RESUBMITTALS RECEIVED/DATE:	APPLICATION FEES PAID (\$150 + \$5 per lot):
ZONING DISTRICT: <u>R3 single family Residential</u>	DATE PUBLIC NOTICE SIGN POSTED:
APPLICATION CIRCULATION DATE _____: Comments Received: ☐ Public Works ☐ Fire District ☐ Parks and Recreation ☐ Economic Development ☐ Police Department ☐ Finance Department ☐ Administration Department ☐ Other	AUTHORITY MEETING DATE/RECOMMENDATION: ☐ Planning Commission <u>7/8/25</u> / _____ ☐ Community Committee <u>7/16/25</u> / _____ ☐ City Council <u>8/5/25</u> / _____
DATE OF MEETING: <u>7/8/25</u>	RESOLUTION NUMBER: (Attach resolution to preliminary plat. One copy to City Clerk, one with LUD/application, one copy to applicant)

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

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

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

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

PROJECT INFORMATION FOR PRELIMINARY PLAT

Project Name: 29 Fairview Hills
 Project Address: Coventry Ct, Fairview Heights
 Parcel ID: 03190207015
 Current Use of Property: Vacant lot
 Project Size/Acreage: .64
 Number of Lots: 2
 Density: _____

CONTACT INFORMATION FOR PRELIMINARY PLAT

Property Owner(s): JLP Design & Build LLC
 Mailing Address: P.O. Box 10 Waterloo, IL 62298
 Phone: 618-781-3281
 E-Mail: jon@jlpdesigns.com

Applicant/agent: Same as Above
 Relationship to owner: _____
 Mailing Address: _____
 Phone: _____
 E-Mail: _____

AUTHORIZATION

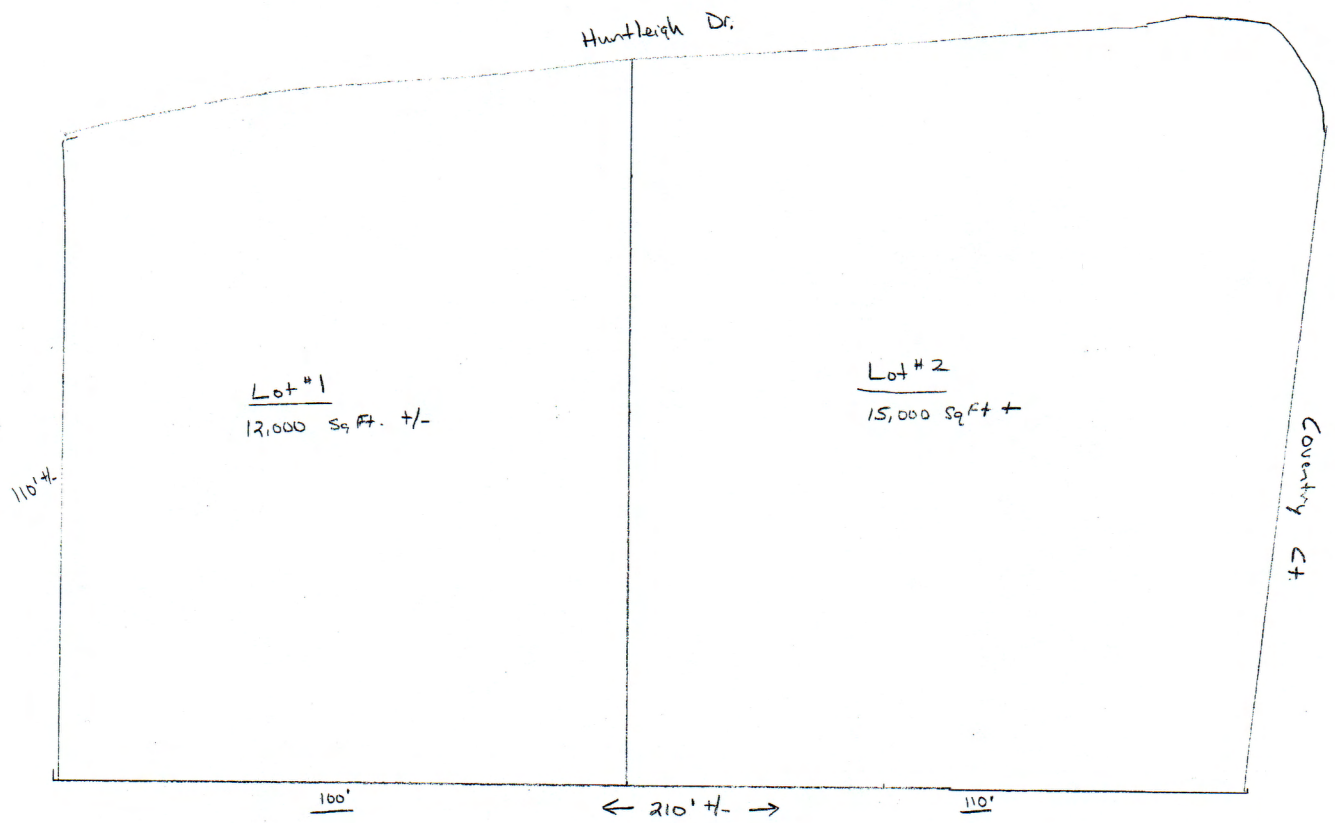
I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and are consistent with the ordinances relating to this application. I also understand that as the applicant, it is my responsibility to obtain all additional approvals, permits or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

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

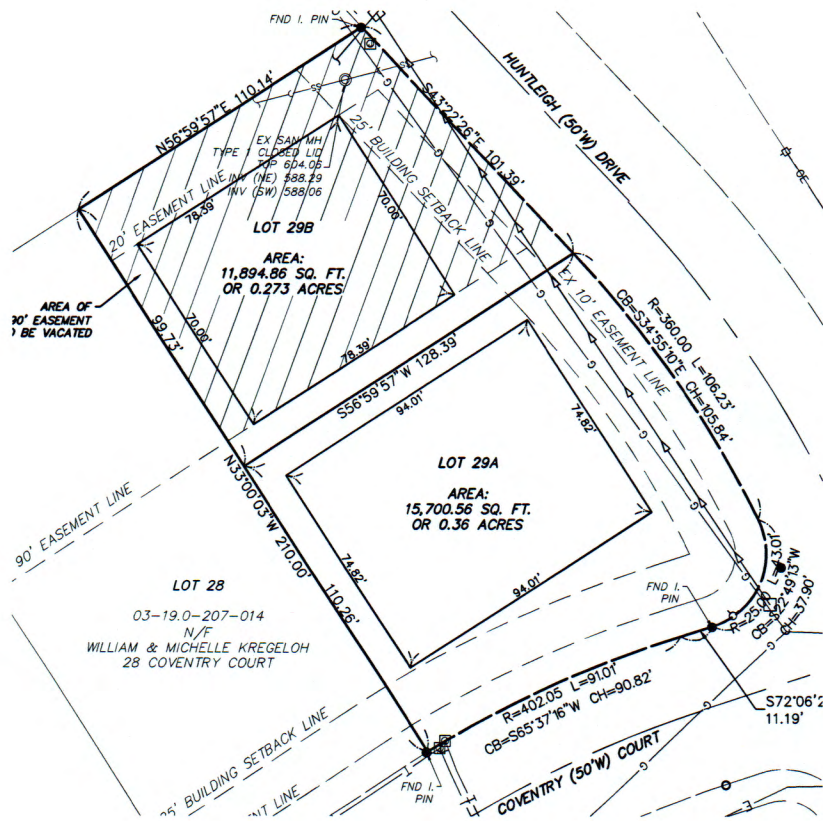
THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF THE OWNER OF RECORD OR AUTHORIZED APPLICANT/AGENT.

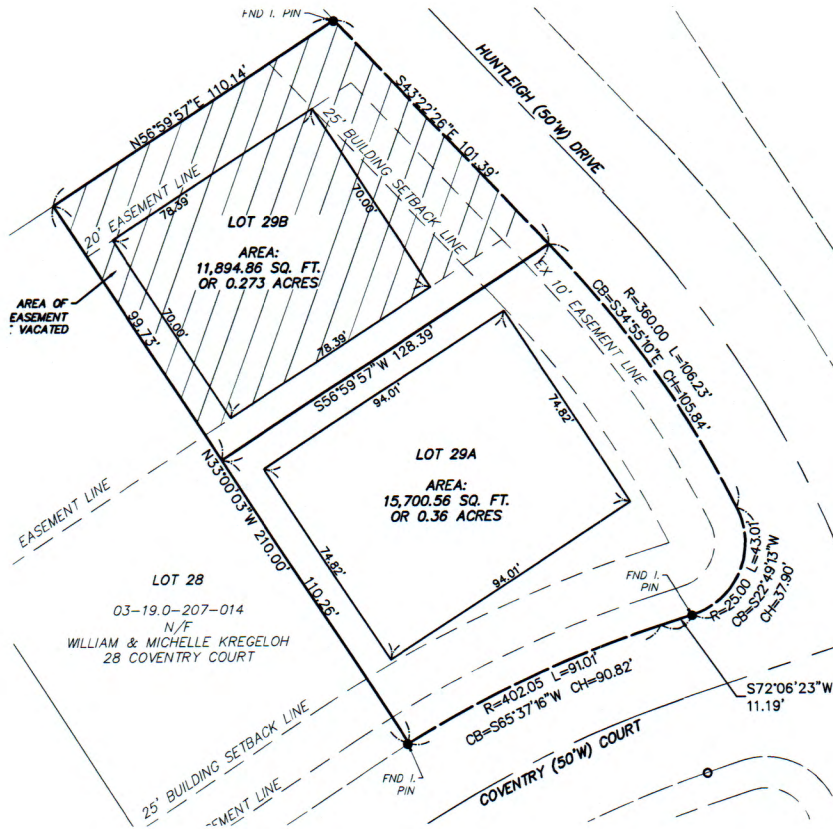
Signature of Owner: Jon L Poetter Date: 5/29/25
 Printed Name: Jon L Poetter

Signature of Applicant: _____ Date: _____
 Printed Name: _____



$\frac{1" = 16' }{11" \times 17"}$









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, July 8, 2025, at 7:00 p.m. This meeting will be held both in person at the Fairview Heights City Hall, 10025 Bunkum Road, 62208, and virtually. Parties interested in attending the meeting virtually should contact Dallas Alley, Director of Land Use and Development, at (618) 489-2061 or alley@cofh.org for instructions and visit the City's website for an agenda and meeting materials at www.cofh.org.

At this meeting, the Commission will consider a Preliminary Plat Permit in the "R3" Single Family Residential zoning district for 29 Fairview Hills at Coventry Ct, also identified by St. Clair County PIN(s) 03-19.0-207-015.

Request was made by Jon Poetker- JLP Design, PO Box 10, Waterloo, IL 62298.

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

Dated this 23rd day of June 2025.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 12-25

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

RESOLUTION PC 13-25

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A
SPECIAL USE PERMIT FOR INSTA CREDIT AUTO MART AT
1807 W Hwy 50

WHEREAS, Robert McAlexander, hereinafter referred to as the "Applicant," applied for a Special Use permit for approval of a private auto repair at parcel numbers 03-26.0-302-064, 03-26.0-302-065, and 03-26.0-302-063, commonly known as 1807 W Hwy 50; and

WHEREAS, the Fairview Heights Development Code requires that major modifications to a site development plan in the B3 Community Business District be approved as a special use.

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

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on 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 Fowler upon vote being taken thereon, the following voted in favor thereof: Herrington, Fowler, Wesemann, Hoppe, McDermott, Smith, Baldwin, Hutchison, Hopkins.

And the following voted against the same: None

And the following abstained: None

And the following were absent: Janice Petroff

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 8th day of July 2025.

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 13-25

REQUEST: Special Use Permit to allow Insta Credit Auto Mart in the “B-3” Community Business zoning district at 1807 W Hwy 50. Also identified by St. Clair County PIN(s) 03-26.0-302-064, 03-26.0-302-065, 03-26.0-302-063. *VOTE REQUESTED.*

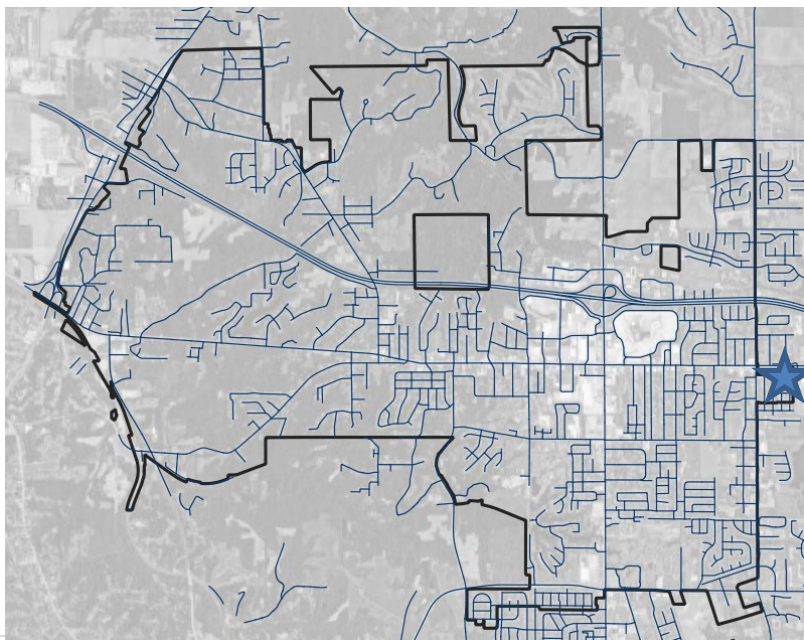
APPLICANT NAME: Robert McAlexander

MEETING DATE: July 8, 2025

ZONING: B3 – Community Business

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

GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

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

The applicant is seeking approval for a private auto service facility.

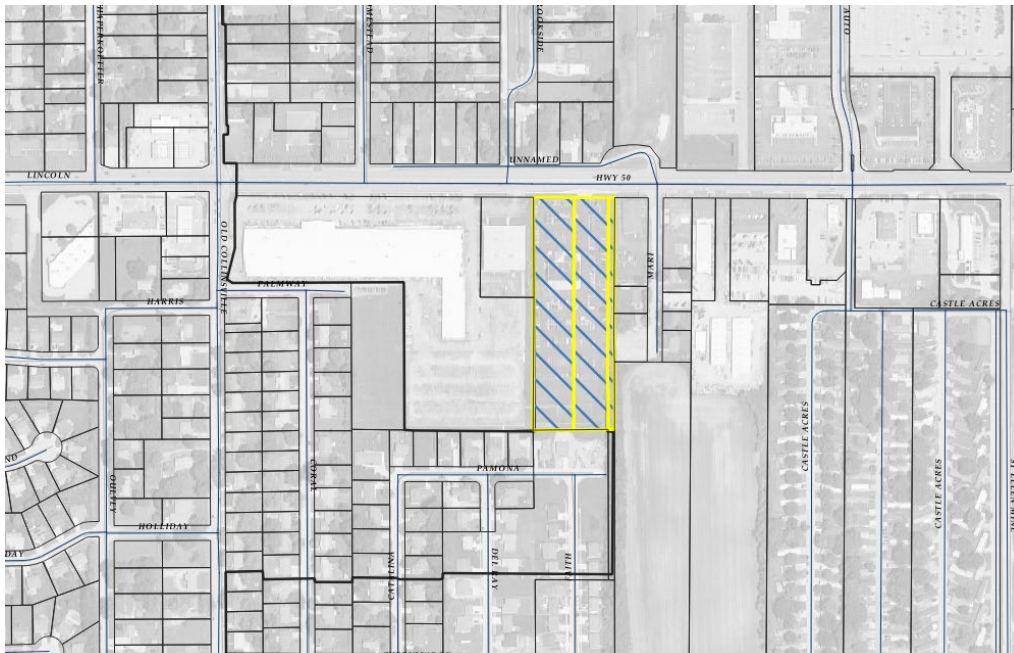
The subject property is located at 1807 W Hwy 50, O’Fallon, and is zoned B3- Community Business. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. An auto service facility is permitted; however, a Special Use Permit is required.

2. DISCUSSION

Context

The subject site is located in the eastern portion of the City, south of Hwy 50, and east of Old Collinsville Rd. It is comprised of three parcels.

The zoning designation for this parcel is B-3 – Community Business. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. Special Uses must be approved by the Planning Commission as established in Development Code Section 14-04-02, Permitted and Special Uses in Commercial Districts.



Zoning: Site and Surrounding Areas

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

North: City of O'Fallon;

South: R3 - Single Family Residential;

West: R2 – Single Family Residential;

East: City of O'Fallon.



Future Land Use: Site and Surrounding Areas

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



Site Photograph

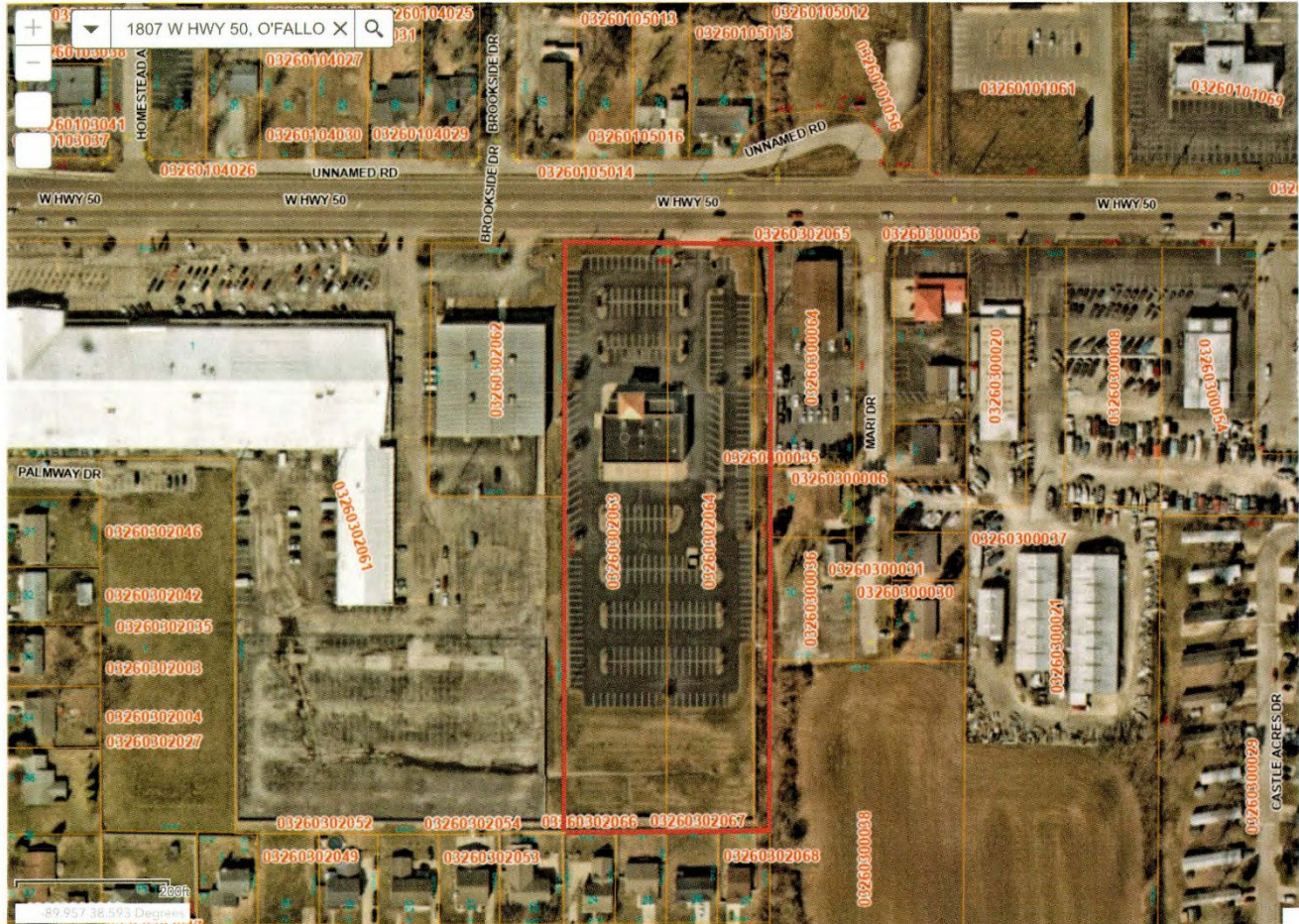
6/6/25, 11:19 AM

St Clair County Parcel Map Viewer



St Clair County Parcel Map Viewer

St Clair County GIS



<https://stclairco.maps.arcgis.com/apps/webappviewer/index.html?id=6943a374c91a427b955e242aceb62fc6>

1/1

Exterior Site



Planning Considerations

I. Analysis: Site Development

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

(a) Permitted uses, including maximum floor area.

The use of a car mechanic center is permitted as a special use in the B-3 Community Business District.

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

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

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

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

(c) Height limitations.

The building height is not to be modified.

(d) Minimum yard requirements.

n/a

(e) Off-street parking and loading requirements

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

(f) Sign regulations

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

(g) Minimum requirements for site development plans.

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

(h) Time limitations for commencement of construction.

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

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

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

(j) Rights of way dedication and road improvements.

n/a

Exhibits

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

APPLICATION FOR SPECIAL USE PERMIT



6/6/25

DATE APPLICATION RECEIVED BY LUD

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

OFFICE USE ONLY	
DATE APPLICATION DEEMED COMPLETE:	CASE NUMBER ASSIGNED: <u>PC 13-25</u>
RESUBMITTALS RECEIVED/DATE:	APPLICATION FEES PAID (\$150 + \$25 per acre above one acre, + \$50 Publication fee):
ZONING DISTRICT: <u>B3 Community Business</u>	DATE PUBLIC NOTICE SIGN POSTED BY STAFF:
DATE SET FOR HEARING: <u>7/8/25</u>	NEWSPAPER NAME AND PUBLICATION DATE:
APPLICATION CIRCULATION DATE ____: Comments Received: ☐ Public Works ☐ Fire District ☐ Parks and Recreation ☐ Economic Development ☐ Police Department ☐ Finance Department ☐ Administration Department ☐ Other	AUTHORITY MEETING DATE/RECOMMENDATION: ☐ Planning Commission <u>7/8/25,</u> ☐ Community Committee <u>7/16/25,</u> ☐ City Council <u>8/5/25,</u>
	CITY COUNCIL RESOLUTION NUMBER: (Maintain copy with LUD file)

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

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

SUBMITTAL REQUIREMENTS FOR SPECIAL USE PERMIT

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

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

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

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

PROJECT INFORMATION FOR SPECIAL USE PERMIT

Project Name: InstaCredit Auto Mart
 Project Address: 1807 W. Hwy 50, O'Fallon (Fairview Heights) IL 62269
 Parcel ID: 03-26.0-302-064, 03-26.0-302-065, 03-26.0-302-063
 Current Use of Property: Vacant
 Project Size/Acreage: 3 parcels (2 acres, .36 acres, 2.37 acres) total 4.73 acres
 Number of Lots: _____
 Density: _____

CONTACT INFORMATION FOR SPECIAL USE PERMIT

Property Owner(s): DSB Properties, Inc.
 Mailing Address: 910 N. Bluff, Collinsville, IL 62234
 Phone: 618-343-3900
 E-Mail: donald.birger@insta-credit.com

Applicant/agent: Robert McAlexander
 Relationship to owner: COO of InstaCredit Auto Mart
 Mailing Address: 910 N. Bluff, Collinsville, IL 62234
 Phone: 618-343-3973
 E-Mail: robert.mcalexander@insta-credit.com

AUTHORIZATION

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

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

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

Signature of Owner: [Signature] Date: 6/4/25
 Printed Name: Donald S. Birger
 Signature of Applicant: [Signature] Date: 6/4/25
 Printed Name: Robert McAlexander

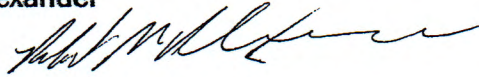
June 5, 2025

Property use narrative

InstaCredit Auto Mart is planning to begin actively using our building and property at 1807 W. Hwy. 50, Fairview Heights, IL 62269. We will only be using the four mechanical bays in the rear of the building to recondition company cars and service customer cars who have purchased our Vehicle Service Contract. We will not be parking cars in the front lot and don't plan on having more than 15 cars at any time parked behind the building.

Robert McAlexander

COO



InstaCredit Auto Mart

910 N Bluff Rd.

Collinsville, IL 62234

618-343-3973



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT
10025 Bunkum Road, Fairview Heights, Illinois 62208 Phone: (618)489-2060

COMMERCIAL OCCUPANCY PERMIT APPLICATION

Pursuant to Section 15-1-2(H)(1) of the Municipal Code no residential or non-residential property shall be occupied or used until an occupancy permit has been issued by the City of Fairview Heights. Any false statement or misrepresentation of facts on this application may result in the revocation of the Occupancy Permit.

ALL FIELDS MUST BE COMPLETED.

PROPERTY TO BE INSPECTED

Business Name: InstaCredit Automart
Property Address: 1807 W. Hwy 50, O'Fallon, IL 62269 Unit Number _____
Business Type/Use: Vehicle repair shop
Building will be: ☒ Owner-occupied ☐ Tenant-occupied
Business Square Footage: Approx 7200 #Parking Spaces Dedicated to Proposed Business: 60

BUILDING OWNER INFORMATION

Name: NSR Properties, Inc.
Address: 910 N. Bluff Rd., Collinsville, IL 62234
Phone Number: 618-343-3900 Email: _____

APPLICANT INFORMATION (MUST BE LOCAL CONTACT)

Name: Robert McAlexander
Address: 910 N. Bluff Rd., Collinsville, IL 62234
Phone Number: 618-343-3973 Email: robert.mcalexander@insta-credit.com

NOTES:

- A business license is required to operate a business. The license can be obtained from the Finance Office after the Commercial Occupancy Permit is issued.
- A license is required to serve or sell alcohol. A license can be obtained from the Mayor's Office.
- Any business selling or handling food may be required to be licensed by the St. Clair County Health Department.
- The Fairview Fire Department should be contacted at (618)233-2121 for separate requirements.

APPLICANT ACKNOWLEDGEMENT AND SIGNATURE

By signing below, I state the information provided on this application is truthful to the best of my knowledge. I am responsible for having any violations corrected and re-inspected by calling the Department of Land Use and Development at (618) 489-2060.

Robert McAlexander [Signature] 4/13/25
Name (printed) Signature Date

Office Use Only	
Zoning District:	Special Zoning Requirements:
1 st Inspection	2 nd Inspection

FAIRVIEW HEIGHTS POLICE DEPARTMENT EMERGENCY INFORMATION DATA

DATE: 4/3/25

The following information is used by the Fairview Heights Police Department in emergency situations. Please complete all information accurately and return the form to 10027 Bunkum Road, Fairview Heights, Illinois. The form may also be faxed to 618-489-2139 or e-mailed to Amber Hopkins at Hopkins@fairviewpd.org.

Name of Business/Resident: <u>InstaCredit Automart</u>	Phone: <u>618-343-3900</u>
Address: <u>1807 W. Hwy 50, Fairview Heights, IL 62269</u>	Suite No:
Name of Owner: <u>DSB Properties Inc</u>	Phone: <u>618-343-3900</u>
Address: <u>910 N. Bluff Rd, Collinsville, IL 62234</u>	
Name of Manager: <u>Groff Binger</u>	Phone: <u>618-527-4410</u>
Address: <u>910 N Bluff Rd Collinsville, IL 62234</u>	

Others to be called in an emergency (list in order to be contacted) <i>These should be local people who have a key or be able to contact someone who does</i>	
Name: <u>Robert M Alexander</u>	Phone: <u>314-435-7402</u>
Address: <u>910 N. Bluff Rd, Collinsville, IL 62234</u>	
Name: <u>Kathy Zrenner</u>	Phone: <u>314-602-3309</u>
Address: <u>910 N. Bluff Rd, Collinsville, IL 62234</u>	
Name: <u>Don Binger</u>	Phone: <u>618-531-3910</u>
Address: <u>910 N. Bluff Rd, Collinsville, IL 62234</u>	

Alarm System: ☐ No ☒ Yes ☒ Outside Alarm ☐ Silent Alarm
Fire Alarm / Sprinkler System: ☐ No ☒ Yes
Alarm Company: <u>Barcom - Tech Electronics</u>
Address: <u>PO Box 433, Belleville, IL 62222</u> Phone: <u>618-277-3344</u>
Business-List Parent Company:
Resident-List Employer/Work Phone :

Comments/Additional Pertinent Information (pets, safety considerations, etc...)
<u>Tech Electronics</u>

RETURN TO AGENDA



St Clair County Parcel Map Viewer

St Clair County GIS





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, July 8, 2025, at 7:00 p.m. This meeting will be held both in person at the Fairview Heights City Hall, 10025 Bunkum Road, 62208, and virtually. Parties interested in attending the meeting virtually should contact Dallas Alley, Director of Land Use and Development, at (618) 489-2061 or alley@cofh.org for instructions and visit the City's website for an agenda and meeting materials at www.cofh.org.

At this meeting, the Commission will consider a Special Use Permit in the "B3" Community Business zoning district for Insta Credit Auto Mart at 1807 W Hwy 50, also identified by St. Clair County PIN(s) 03-26.0-302-064, 03-26.0-302-065, and 03-26.0-302-063.

Request was made by Robert McAlexander, 910 N Bluff, Collinsville, IL 62234.

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

Dated this 23rd day of June 2025.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 13-25

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

RESOLUTION PC 15-25

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A
SPECIAL USE PERMIT FOR GLASS AMERICA AT
5520 N Illinois St

WHERE AS, Carla Niederbrach, hereinafter referred to as the "Applicant," applied for a Special Use permit for approval for an auto repair facility at parcel numbers 03-34.0-102-053, commonly known as 5520 N Illinois St; and

WHEREAS, the Fairview Heights Development Code requires that major modifications to a site development plan in the B4 Retail Business District be approved as a special use;

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

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on 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 "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 Hutchison 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 were absent: Janice Petroff

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 8th day of July 2025.

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 15-25

REQUEST: Special Use Permit to allow Glass America in the "B-4" Community Business zoning district at 5520 North Illinois Street. Also identified by St. Clair County PIN(s) 03-34.0-102-053. *VOTE REQUESTED.*

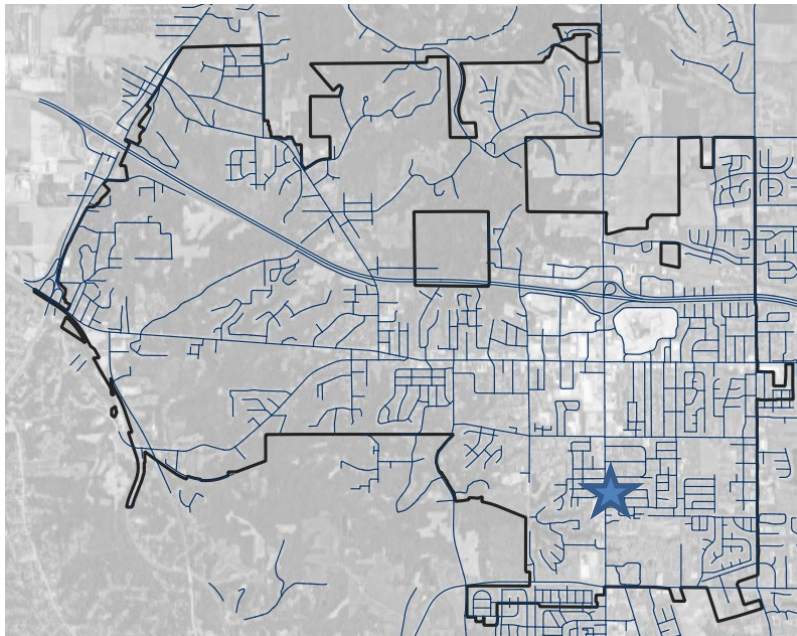
APPLICANT NAME: Carla Niederbrach

MEETING DATE: July 8, 2025

ZONING: B4 – Retail Business District

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

GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

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

The applicant is seeking approval for Glass America.

The subject property is located at 5520 N Illinois St, Fairview Heights, and is zoned B-4 - Retail Business District. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. An auto glass center is permitted; however, a Special Use Permit is required.

2. DISCUSSION

Context

The subject site is located in the southcentral portion of the City, south of Hwy 50, and east of IL Rte 159. It is comprised of one parcel.

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



Zoning: Site and Surrounding Areas

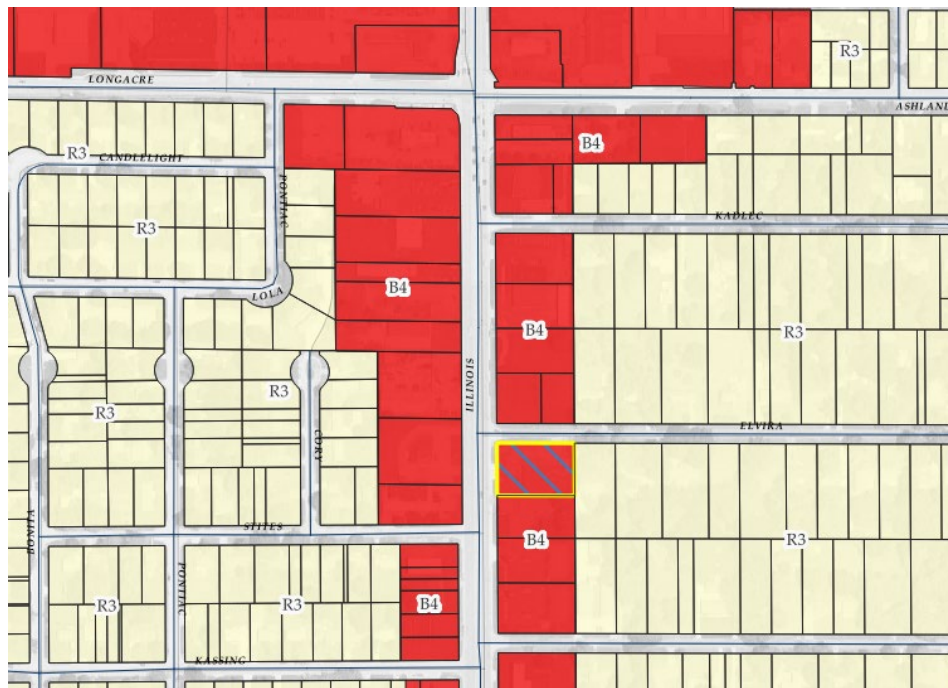
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B-4 – Retail Business District;

South: B-4 – Retail Business District;

West: B-4 – Retail Business District and R-3 – Single Family Residential;

East: B-4 – Retail Business District and R-3 – Single 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. The proposed use does conform with the Fairview Heights Comprehensive Plan Future Land Use Map.



Site Photograph

6/10/25, 3:24 PM

St Clair County Parcel Map Viewer



St Clair County Parcel Map Viewer

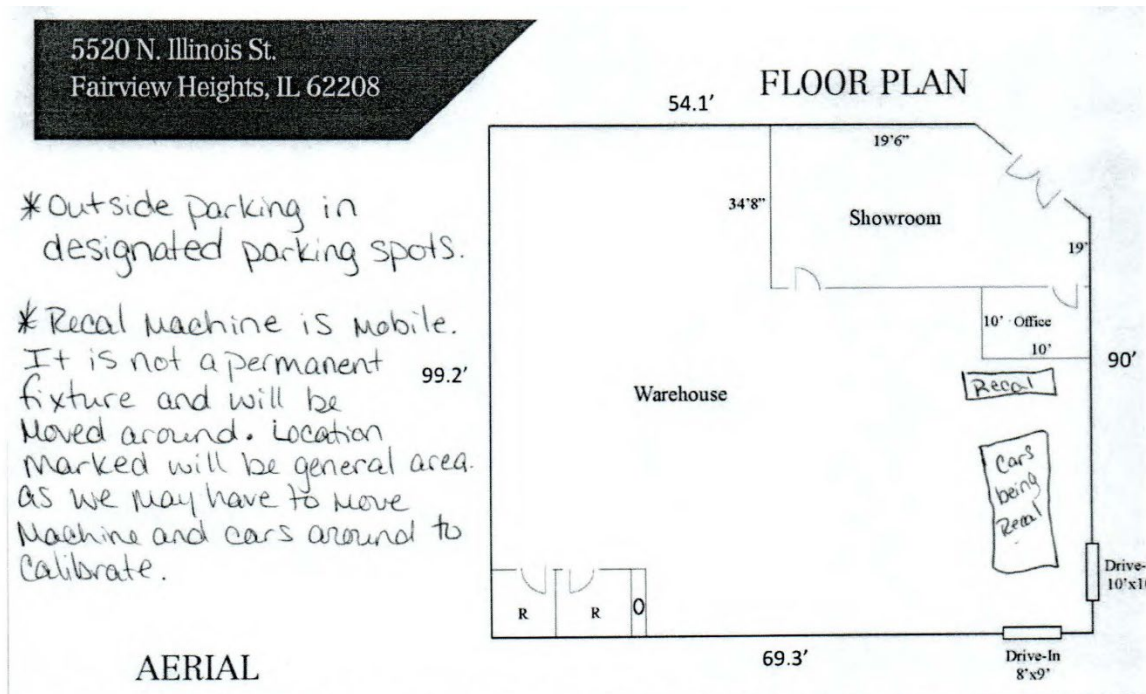
St Clair County GIS



<https://stclairco.maps.arcgis.com/apps/webappviewer/index.html?id=6943a374c91a427b955e242aceb62fc6>

1/1

Site Plan Interior



Exterior



Planning Considerations

I. Analysis: Site Development

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

(a) Permitted uses, including maximum floor area.

The use of an auto glass center is permitted as a special use in the B-4 Retail Business District.

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

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

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

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

(c) Height limitations.

The building height is not to be modified.

(d) Minimum yard requirements.

n/a

(e) Off-street parking and loading requirements

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

(f) Sign regulations

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

(g) Minimum requirements for site development plans.

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

(h) Time limitations for commencement of construction.

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

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

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

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

n/a

Exhibits

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

APPLICATION FOR SPECIAL USE PERMIT



6/10/25 DATE APPLICATION RECEIVED BY LUD

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

OFFICE USE ONLY	
DATE APPLICATION DEEMED COMPLETE:	CASE NUMBER ASSIGNED: <u>PC 15-25</u>
RESUBMITTALS RECEIVED/DATE:	APPLICATION FEES PAID (\$150 + \$25 per acre above one acre): <u>6/10/25</u> <u>\$150.00</u> <u>CONF# 20006605</u>
ZONING DISTRICT: <u>B4 Retail Business District</u>	DATE PUBLIC NOTICE SIGN POSTED:
DATE SET FOR HEARING: <u>7/8/25</u>	NEWSPAPER NAME AND PUBLICATION DATE:
APPLICATION CIRCULATION DATE ____: Comments Received: ☐ Public Works ☐ Fire District ☐ Parks and Recreation ☐ Economic Development ☐ Police Department ☐ Finance Department ☐ Administration Department ☐ Other	AUTHORITY MEETING DATE/RECOMMENDATION: ☐ Planning Commission <u>7/8/25</u> / _____ ☐ Community Committee <u>7/10/25</u> / _____ ☐ City Council <u>8/5/25</u> / _____
DATE OF MEETING:	RESOLUTION NUMBER: (Maintain copy with LUD file)

Special Use Permits are reviewed by the City's Planning Commission, Community Committee and City Council. City Council has the final decision on the application. Representation is required at these meetings.

Applicants are encouraged to schedule a pre-application conference with the Director of Land Use and Development prior to submittal. The application will be processed and scheduled for Plan Commission consideration after it is deemed complete.

Applicants **are responsible for the following:**

- Two hard copies and one electronic version of the completed application and submittal requirements. The application deadline to the Department of Land Use and Development is at least thirty-six (36) days prior to the Plan Commission meeting.
- Application fees.

PROJECT INFORMATION FOR SPECIAL USE PERMIT

Project Name: Glass America
 Project Address: 5520 North Illinois Street, Fairview Heights, IL 62208
 Parcel ID: 03-34.0-102-053
 Current Use of Property: LL Flooring Building Not currently being used.
 Project Size/Acreage: 6742 SF
 Number of Lots: _____
 Density: _____

CONTACT INFORMATION FOR SPECIAL USE PERMIT

Property Owner(s): 159 Fairview Heights, LLC c/o DAN Engle
 Mailing Address: 505 N. 7th Street - Suite 3700
 Phone: 314-602-6031
 E-Mail: dengle@thompsoncoburn.com

Applicant/agent: Glass America (Carla Niederbrach, Market Manager)
 Relationship to owner: Tenant
 Mailing Address: 977 North Oaklawn Ste. 300, Elmhurst, IL 60120
 Phone: 618-222-1590
 E-Mail: moglass@glassusa.com

AUTHORIZATION

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

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

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

Signature of Owner: [Signature] DAN Engle, Manager Date: 6/10/25
 Printed Name: _____

Signature of Applicant: [Signature] Carla Niederbrach Date: 6/10/25
 Printed Name: Carla Niederbrach



520 Lincoln Highway
Fairview Heights, IL 62208
Phone: 618-222-1590 / 314-427-3934
Fax: 618-222-2964 / 314-427-3608

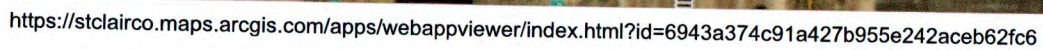
To whom it may concern:

Glass America is a long-standing Fairview Heights auto glass business. We are looking to move buildings from where we are now to 5520 North Illinois Street. The location is a better fit for us as well as our customers. We anticipate there will be better exposure and will not have to share space as we do in our current complex.

Thank you,

Carla Niederbrach, Market Manager

St Clair County GIS



NAIDESCO



5520 N. Illinois St.
Fairview Heights, IL 62208

For Lease
6,742 SF
Commercial Building

Property Features

- 6,742 sf commercial building
- Approx. 1,200 sf showroom
- 13'5" clear ceiling
- 2 drive-in doors
- 29 parking spaces
- Built 2000
- 25,869 VPD

Lease Rate: \$14.00 / PSF
NNN Charges: \$5.85 / PSF



For more information:

John J. Sheahan, Jr., SIOR

314 994 4176 Direct

314 402 1031 Mobile

jsheahan@naidesco.com

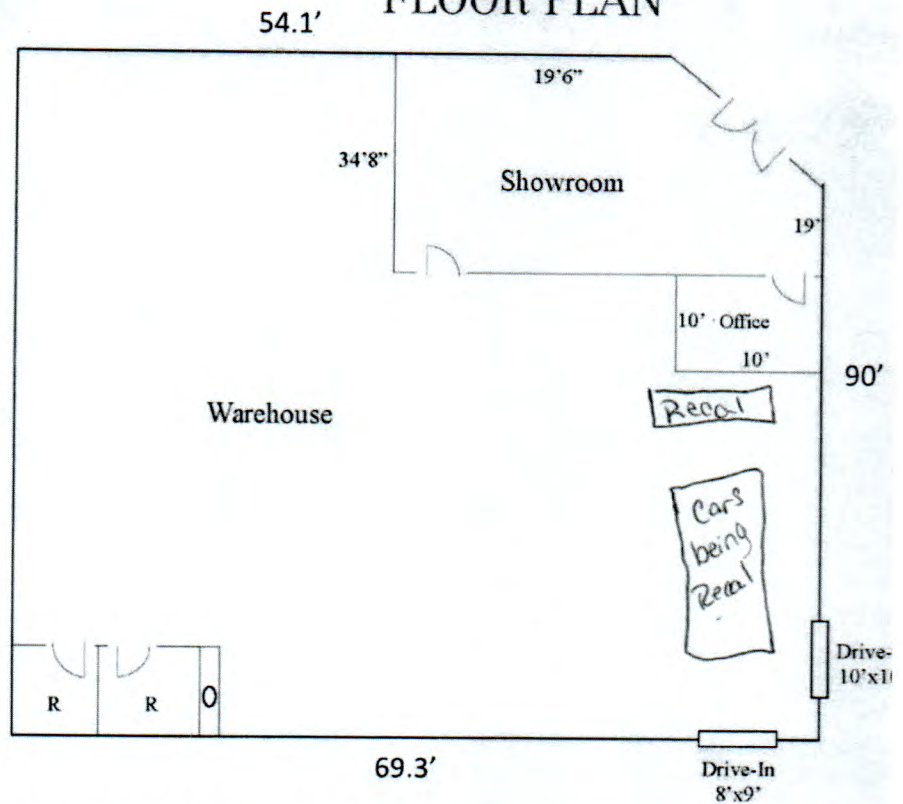
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

8112 Maryland Ave, Suite 300
St. Louis, MO 63105
314 994 4800
naidesco.com

5520 N. Illinois St.
Fairview Heights, IL 62208

RETURN TO AGENDA

FLOOR PLAN



*Outside parking in designated parking spots.

*Recal machine is mobile. It is not a permanent fixture and will be moved around. Location marked will be general area as we may have to move machine and cars around to calibrate.

AERIAL



8112 Maryland Ave,
Suite 300
St. Louis, MO 63105
314 994 4800
naidesco.com

NAIDESCO

Amanda Schwartz

From: noreply@collectorsolutions.com
Sent: Tuesday, June 10, 2025 3:12 PM
To: carla.niederbrach@glassusa.com
Subject: Payment Receipt

Notice: This email was sent from an outside address.

Illinois: City of Fairview Heights
Payment Receipt

Thank You for Your Payment

Please save this Confirmation Number for your personal records.

Customer Name

Carla Niederbrach

Effective Date

6/10/2025 3:11 PM Central Standard Time

Confirmation Number

20006605

Payment Method	Amount
MasterCard ***** 3514	\$153.45
Item	Payment
Special Use Permit	\$150.00
Transaction Fee:	\$3.45
Total Amount Paid:	\$153.45

Payment Details

Special Use Permit

Name: Glass America - Address: 5520 North Illinois Street, Fairview Heights, IL 62208 -
Carla Niederbrach - \$150.00

A Transaction Fee has been included in the total amount paid for this transaction.



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, July 8, 2025, at 7:00 p.m. This meeting will be held both in person at the Fairview Heights City Hall, 10025 Bunkum Road, 62208, and virtually. Parties interested in attending the meeting virtually should contact Dallas Alley, Director of Land Use and Development, at (618) 489-2061 or alley@cofh.org for instructions and visit the City's website for an agenda and meeting materials at www.cofh.org.

At this meeting, the Commission will consider a Special Use Permit in the "B4" Retail Business zoning district for Glass America at 5520 N Illinois St, also identified by St. Clair County PIN(s) 03-34.0-102-053.

Request was made by Carla Niederbrach, 5520 N Illinois St, Fairview Heights, IL 62208.

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

Dated this 23rd day of June 2025.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 15-25

* Demolition Bid opening

7/10/25

RETURN TO AGENDA

Present

Start: 9:03 am

Ed-Hanks

Steve-Hemmer

4 Bids

① Shafer - \$ 71,739.00

② Hayes - \$ 67,844.00

③ Hanks - \$ 66,660.00

④ Hemmer - \$ 105,150.00

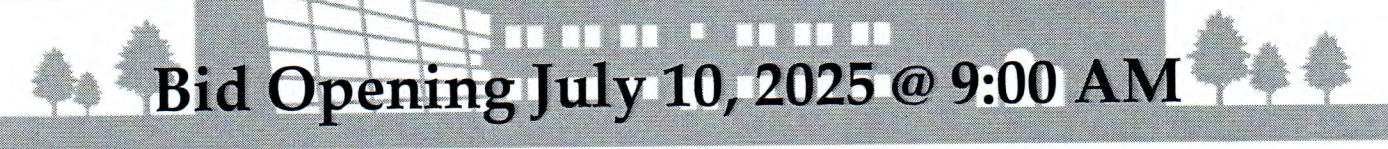
Adj: 9:06 am

The City of Fairview Heights, Illinois



2025-01-DP

Bid Opening July 10, 2025 @ 9:00 AM



Project by
Fairview Heights City Council
Mark Kupsky, Mayor

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

IMPORTANT

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

CERTIFICATES OF INSURANCE

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

BIDDING SHEETS

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

THERE WILL BE NO EXCEPTIONS!!

PHOTO COPIES WILL NOT BE ACCEPTED

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

INVITATION TO BID

Sealed bids will be received at the City of Fairview Heights Land Use and Development Department, 10025 Bunkum Road Fairview Heights, Illinois, phone 618-489-2061, until 9:00 a.m., July 10, 2025 for the demolition and site clearing of the following:

1. 03-20.0-303-008 – 9916 Bunkum Rd
2. 03-20.0-303-009 & 03-20.0-303-010 – 9918 Bunkum Rd
3. 03-29.0-200-021 – 10025 Bunkum Rd (Rear)

The bid package may be obtained from the Fairview Heights Land Use and Development Department from June 4, 2025 thru July 9, 2025 between the hours of 9:00 a.m. and 4:30 p.m. Monday through Friday. Bid proposals and all required documents must be submitted in a sealed envelope Marked: "Bid Proposal for Demolition DO NOT OPEN".

Specifications and full information may be obtained from the Fairview Heights Land Use and Development Department, 618-489-2061. Sealed bid must be returned to City of Fairview Heights Land Use and Development Department, 10025 Bunkum Road Fairview Heights, Illinois 62208 by 9:00 a.m. on July 10, 2025.

Bid opening will be on July 10, 2025 at 9:00 a.m. in the Fairview Heights Land Use and Development Conference Room, 10025 Bunkum Road Fairview Heights, Illinois 62208.

DETAILED INSTRUCTIONS TO CONTRACTOR

SCOPE:

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

BIDDER RESPONSIBILITY:

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

EXTENT OF CONTRACT:

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

TERMS DEFINED:

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

INSURANCE:

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

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

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

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

(SEE SAMPLE "A" ON NEXT PAGE)

The above insurance requirements are mandatory.

SAMPLE "A"

ACORD **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 06/29/2025

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

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

PRODUCER: YOUR INSURANCE BROKER OR AGENT

INSURED: XYZ COMPANY
123 MAIN STREET
ANYTOWN, IL 12345

INSURANCE COMPANY: [REDACTED] TAC # 00000

COVERAGES **CERTIFICATE NUMBER** **REVISION NUMBER:**

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

TYPE	TYPE OF COVERAGE	POLICY NO.	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ HOMEOWNERS ☐ AUTO ☐ BOAT ☐ AIRCRAFT ☐ RAILROAD ☐ OTHER	1234567890	TBD	TBD	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADJ INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPLY AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☒ HIRE/AUTO ☐ RAILROADS ☒ MOTOR TR	1234567890	TBD	TBD	COMBINED SINGLE LIMIT \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ CARGO LIMIT \$ 5,000
A	UMBRELLA LIAB ☒ PERSONAL LIAB ☐ OCCUR ☒ CLAIMS-MADE ☐ ISO ☐ INTENTIONS	1234567890	TBD	TBD	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY EMPLOYER/COMPANY/ORGANIZATION/CONTRACTOR/EMPLOYEE EXCLUDED (Mandatory in MI) If yes, describe under DESCRIPTION OF OPERATIONS below				ONE STATE/ TERRITORY/ COUNTRY \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	EQUIPMENT FLOATER	1234567890	TBD	TBD	EQUIPMENT FLOATER 100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Project Number 2025-01-DP, Demolition Bid, City of Fairview Heights, Illinois
Fairview Heights Land Use and Economic Development Department Included as additionally insured.
All Coverage Subject to Terms and Conditions.

CERTIFICATE HOLDER **CANCELLATION**

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

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

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/05)

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INDEMNITY CLAUSE

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

PERFORMANCE BOND:

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

APPRENTICESHIP AND TRAINING:

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

PREVAILING WAGE:

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

NOTE:

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

DETAILED SCOPE OF WORK:

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

REMOVAL OF DEBRIS:

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

UTILITY NOTIFICATION:

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

CITY REVIEW AND INSPECTION:

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

COMPLETION TIME:

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

ACCIDENT PREVENTION:

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

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

FILL:

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

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

SANITARY SEWER:

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

WORK TIME:

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

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

Veterans Day
Thanksgiving Day
Friday Following Thanksgiving Day
Christmas Day

Contractor will not be compensated for any unapproved work.

CITY INSPECTOR:

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

ASBESTOS IDENTIFICATION:

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

ASBESTOS ABATEMENT:

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

PAYMENT:

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

Attachment "A"

BID SHEET

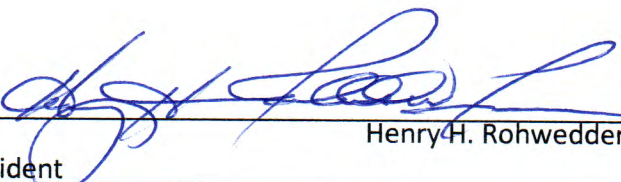
Individual Bid Price

- | | |
|---|---------------------|
| 1. 03-20.0-303-008 – 9916 Bunkum Rd | \$ <u>22,000.00</u> |
| 2. 03-20.0-303-009 & 03-20.0-303-010 – 9918 Bunkum Rd | \$ <u>22,000.00</u> |
| 3. 03-29.0-200-021 – 10025 Bunkum Rd (Rear) | \$ <u>22,000.00</u> |

Total Bid for Project

\$ 66,000.00

SIGNED:



President

TITLE:

DATE:

July 10, 2025

COMPANY:

Hank's Excavating & Landscaping, Inc.

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

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

PROPOSAL

FAIRVIEW HEIGHTS, ILLINOIS

To furnish as specified herein:

The demolition of structures and site clearance in Fairview Heights for Project # 2025-01-DP

For the City of Fairview Heights, State of Illinois.

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

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

To the City of Fairview Heights

Ladies and Gentlemen:

The undersigned as a bidder declares:

That he or she has been regularly engaged in contract work of the class required by the specifications for 47 years and hereby submits this proposal.

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

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

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

Hank's Excavating & Landscaping, Inc

5825 West State Route 161

Belleville, IL 62223

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

SIGNATURE OF BIDDER _____

BY Henry H. Rohwedder

TITLE, President

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

DATED July 10, 2025

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

State of Illinois {SS.
County of St. Clair

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

1). He/She is the President of Hank's Excavating & Landscaping, Inc., and the Bidder that has submitted the attached bid;
(Title) (Company Name)

2). He/She is fully informed regarding the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

3). Such Bid is genuine and is not a collusive or sham Bid;

4). Neither the said bidders firm nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affidavit, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, firm, or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement, or collusion or communication or conference with any other Bidder, firm, or person to fix the price or prices in the attached bid or of any other Bidder, or to fix overhead, profit, or cost elements of the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City of Fairview Heights or any person interested in the proposed Contract; and

5). The price or prices quoted in the attached Bid are fair and proper and are not the result of any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owner's employees, or parties in interest, including this affidavit.

(Signed) [Signature]
(Contractor) Henry H. Rohwedder

Subscribed and sworn to before me this 10th day of July, 2025.

[Signature]
Notary

My commission expires, Nov 4th 2025

PEGGY M. NEFF
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Nov 04, 2025

PREVAILING WAGE AFFIDAVIT

State of Illinois

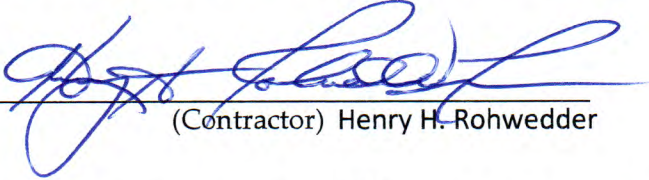
{SS.

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

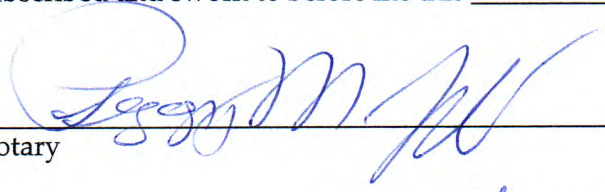
1). He/She is the President of Hank's Excavating & Landscaping, Inc. and is duly authorized by
 (Title) (Company Name)
 the contractor and any subcontractor(s) used in the performance of any work included in this contract to execute
 the affidavit contained herein.

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

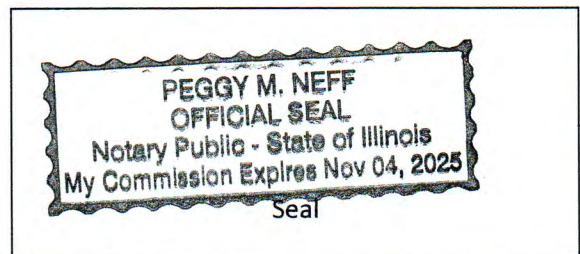
3) That the contractor or any subcontractor used in the performance of any work included in this contract shall
 provide, at the request of the City of Fairview Heights, evidence of compliance with the Act, including but not
 limited to documents required by the Illinois Prevailing Wage Act, prior to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

(Signed) 
 (Contractor) Henry H. Rohwedder

Subscribed and sworn to before me this 10th day of July, 2025.


 Notary

My commission expires, Nov 4th 2025



APPRENTICESHIP AND TRAINING PROGRAM AFFIDAVIT

State of Illinois

County of St. Clair

{SS.

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

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

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

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

Equipment Operators

(Program)

(Cert #)

Truck Drivers

(Program)

(Cert #)

Laborers

(Program)

(Cert #)

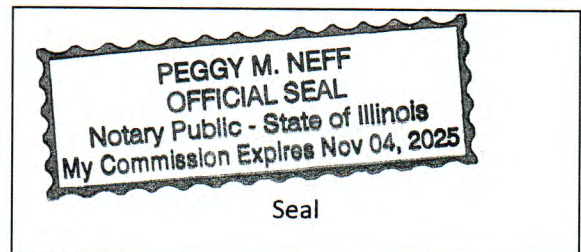
* Continue on separate page if necessary.

(Signed) [Signature]
(Contractor) Henry H. Rohwedder

Subscribed and sworn to before me this 10th day of July, 2025.

Notary [Signature]

My commission expires, Nov 4th 2025



ASBESTOS ABATEMENT AFFIDAVIT

State of Illinois

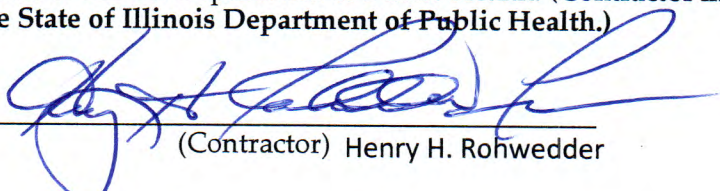
{SS.

County of St. Clair

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

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

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

(Signed) 
(Contractor) Henry H. Rohwedder

Subscribed and sworn to before me this 10th day of July, 2025.

Notary

My commission expires, Nov 4th 2025

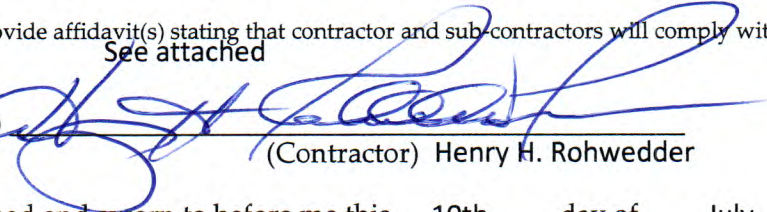
PEGGY M. NEFF
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Nov 04, 2025
Seal

STATEMENT OF BIDDER'S QUALIFICATIONS

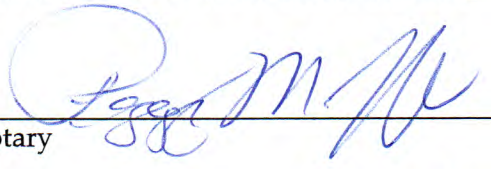
All questions must be answered and the data given must be clear and comprehensive. **This statement must be notarized.** If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information he or she desires. **CONSISTENT WITH ILLINOIS LAW, FAILURE TO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

1. Name of Bidder including type of business entity. **Hank's Excavating & Landscaping, Inc.**
2. Permanent main office address, including City, State, and Zip Code. **5825 West State Route 161, Belleville, IL 62223**
3. Date Company was organized or incorporated. **1978**
4. If a corporation, when and where incorporated. **12/24/90**
5. How many years have you been engaged in demolition under your present firm or trade name? **47 years**
6. List demolition contracts on hand at present time. **13**
7. What type of work does your company most commonly perform? **General Contractor**
8. Have you ever failed to complete any work awarded to you? If so when, where and why? **No**
9. List your major equipment currently available for this Contract. Includes equipment that is owned outright or leased.
Excavator, Backhoe, Skidts, Hylift, Dump Truck
10. List your demolition and site clearance experience. Please limit this list to projects of similar nature and scope which have been completed in the past (5) years. **See attached**
11. Has bidder or any of its principals, owners, officers, agents, or employees, within seven (7) years prior to the date hereof, been found guilty or admitted culpability in any Court or administrative proceeding of any violation of any local, county, state or federal law, statute, rule, regulation or order prohibiting discrimination or involving or related to environmental protection. Is any proceeding now pending on any court or any governmental agency against bidder or any of its principals, owners, officers, agents, or employees on account of any thereof? If "yes" attach a separate page setting forth complete details for each offence listed including: **No**
 - A. Date that charges or suit was brought.
 - B. Allegations contained in any actions or suit brought.
 - C. Disposition of each allegation including the date that the action was taken.
 - D. If legal or administrative action is still pending, describe the current status of the proceeding and when resolution is expected.
12. Please list all sub-contractors and their proposed function within this project. If the sub-contractor is to perform a function that requires a permit with the State of Illinois, please list the permit number. **See attached**
13. Please list what apprenticeship and training program approved and registered with the United States department of Labor's Bureau of Apprenticeship and Training that Bidder, CONTRACTOR and subcontractors currently participate. **See attached**

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

(Signed) 
(Contractor) **Henry H. Rohwedder**

Subscribed and sworn to before me this 10th day of July, 2025.

Notary 

My commission expires, Nov 4th 2025

PEGGY M. NEFF
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Nov 04, 2025

Seal

5825 W. STATE RTE. 161
BELLEVILLE, IL 62223



RETURN TO AGENDA

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

July 9th, 2025

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

Re: Demolition Bid 2025-01-DP

Dear Sirs,

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

Sincerely yours,

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

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

Client#: 19767

HANKSEXCA

ACORD™

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/09/2025

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

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

PRODUCER AssuredPartners of MO LLC 12645 Olive Blvd, Suite 300 St Louis, MO 63141 314 523-8800	CONTACT NAME: Victoria Stark	
	PHONE (A/C, No, Ext): 314 523-8800	FAX (A/C, No): 314 453-7555
	E-MAIL ADDRESS: victoria.stark@assuredpartners.com	
INSURED Hank's Excavating & Landscaping, Inc. 5825 W. State Route 161 Belleville, IL 62223	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Continental Casualty Company	NAIC # 20443
	INSURER B : Continental Insurance Company	35289
	INSURER C : Previsor Insurance Company	21776
	INSURER D : Tokio Marine Specialty Insurance Co	23850
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:		6046225690	03/31/2025	03/31/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$15,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/OP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☒ Drive Oth Car ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY		6046225687	03/31/2025	03/31/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$		6046225656	03/31/2025	03/31/2026	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	MEM302198700	03/31/2025	03/31/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
D	Contractors Prof/ Pollution		PPK2673024001	03/31/2025	03/31/2026	Each Occur: \$2,000,000 Policy Agg: \$2,000,000 SIR: \$25,000

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

CERTIFICATE HOLDER

CANCELLATION

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

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

AUTHORIZED REPRESENTATIVE





LIUNA!

LOCAL #459, BELLEVILLE, IL

ERIC OLLER
Business Manager/
Secretary-Treasurer

100 North 17th Street, Belleville, IL 62226

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

March 26, 2025

To: Whom it may concern,

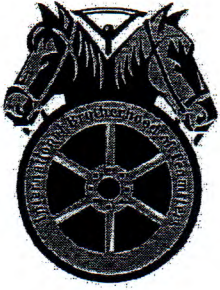
RE: Letter of good standings

This letter will acknowledge Hank's Excavating and Landscaping Inc. is in good standings with Local 459 and is a signatory contractor with the Downstate of Illinois Laborers' District Council of the Laborers' International Union of North America. Furthermore, records show they are current with any and all fringe benefits associated with this organization.

Please contact this office if you have any questions.

Best regards,

Eric Oller
Business Manager/Secretary-Treasurer
Local 459



Illinois Teamsters Joint Council No. 25 and Employers Apprenticeship & Training Fund

990 NE Frontage Road, Suite 4, Joliet, IL 60431

Office: (815) 773-0700 Fax: (815) 773-1122

Info@illinoisteamsterstraining.org

March 19, 2025

To Whom It May Concern:

This letter will certify that Hank's Excavating & Landscaping is currently contributing and is current with its contributions, as of February 2025, for the Trade of Construction Driver (1032), to the Illinois Teamsters Joint Council No.25 and Employers Apprenticeship & Training Fund.

Any questions, please feel free to contact me at (815) 773-0700.

Very Truly Yours,

Rose Wyler

Administrative Assistant

cc: file

The United States Department of Labor

Office of Apprenticeship

Certificate of Registration of Apprenticeship Program

***Illinois Teamsters Joint Council No. 25
Employers JATF***

Joliet, Illinois

For The Trade of: Construction Driver

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

June 22, 2005

Date

Revised: April 8, 2016

IL8151005004

Registration No.



[Signature]

Secretary of Labor

[Signature]

Administrator, Office of Apprenticeship

The United States Department of Labor

Office of Apprenticeship Training, Employer and Labor Services

Bureau of Apprenticeship and Training

Certificate of Registration

Operating Engineers

Granite City, Illinois

For the Trade - Operating Engineer

Registered as part of the National Apprenticeship Program

in accordance with the basic standards of apprenticeship

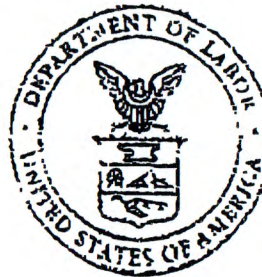
established by the Secretary of Labor

December 31, 1978

Date Revised September 4, 2003

IL011780017

Registration No.



L. L. Chao

Secretary of Labor

Anthony Surace

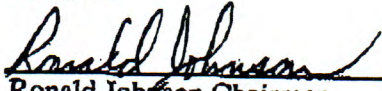
Administrator, Apprenticeship Training, Employer and Labor Services

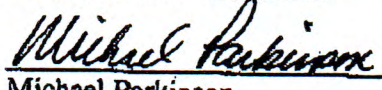
RETURN TO AGENDA

SECTION XXIV - OFFICIAL ADOPTION OF APPRENTICESHIP STANDARDS:

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

JOINT APPRENTICESHIP COMMITTEE**UNION:**

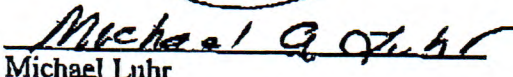

Ronald Johnson Chairman

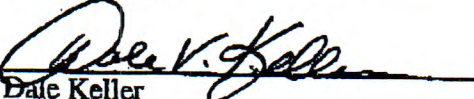

Michael Parkinson


Mark Johnson

CONTRACTORS:


Eugene Keeley Secretary


Michael Luhr


Dale Keller

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



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

Date of Revision JUL 15 2013

Date of Revision 05/13/2003

Date of Revision 12/2/1999

Date of Revision 10/05/1995

DATE OF REGISTRATION 12/31/78

REGISTRATION NO. IL011780017

Summary of Demolition Projects

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

PREVAILING WAGE AFFIDAVIT

State of Illinois

{SS.

County of MadisonWilliam Fenton, being first duly sworn, deposes and says that:

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

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

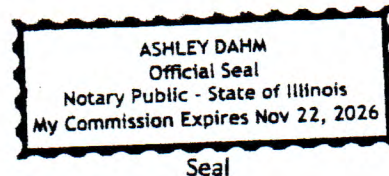
3) That the contractor or any subcontractor used in the performance of any work included in this contract shall provide, at the request of the City of Fairview Heights, evidence of compliance with the Act, including but not limited to documents required by the Illinois Prevailing Wage Act, prior to and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

(Signed) [Signature]
 (Contractor)

Subscribed and sworn to before me this 8th day of July, 2025.

Ashley Dahm
 Notary

My commission expires, Nov. 22, 2026



APPRENTICESHIP AND TRAINING PROGRAM AFFIDAVIT

State of Illinois {SS.
County of Madison

William Fenton, being first duly sworn, deposes and says that:

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

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

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

<u>Ø</u> Equipment Operators	<u>N/A</u> (Program)	<u> </u> (Cert #)
<u>Ø</u> Truck Drivers	<u>N/A</u> (Program)	<u> </u> (Cert #)
<u>5</u> Laborers	<u>Laborers Union</u> (Program)	<u> </u> (Cert #)

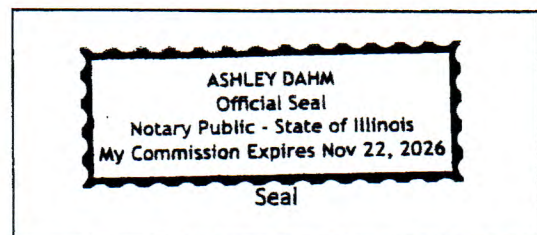
* Continue on separate page if necessary.

(Signed) [Signature]
(Contractor)

Subscribed and sworn to before me this 8th day of July, 2025.

Ashley Dahm
Notary

My commission expires, Nov. 22, 2026



ASBESTOS ABATEMENT AFFIDAVIT

State of Illinois

{SS.

County of MadisonWilliam Fenton, being first duly sworn, deposes and says that:

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

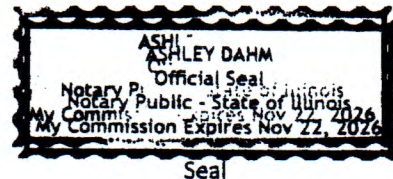
2) That the contractor or any subcontractor used in the performance of the abatement of any and all asbestos
 containing materials included in this contract or discovered in the performance thereof shall be currently
 licensed with State of Illinois Department of Public Health. (Contractor must attach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

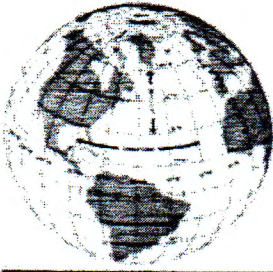
(Signed)

(Contractor)

Subscribed and sworn to before me this 8th day of July, 2025.

Notary

My commission expires, Nov. 22, 2026



AC Environmental, Inc

P.O. Box 27 Wilsonville, IL 62093
618-288-8960

July 8, 2025

To whom it may concern,

AC Environmental, Inc. utilizes laborers' joint apprenticeship program from the local Laborers Unions.

On projects governed by the Illinois Prevailing Wage Act (820 ILCS 130/1.01) If required union participation is unavailable AC Environmental pays the workers employed on those projects the appropriate prevailing wage rate.

A handwritten signature in black ink, appearing to read 'Will Fenton', with a long horizontal flourish extending to the right.

Will Fenton- Estimator/ Project Manager
will@acenviro.com
618.570.1587

RETURN TO AGENDA

← **DISPLAY THIS PART IN A
CONSPICUOUS PLACE**

 Illinois Department of PUBLIC HEALTH EH0208169		
LICENSE, PERMIT, CERTIFICATION, REGISTRATION		
The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.		
DIVISION OF ENVIRONMENTAL HEALTH ASBESTOS PROGRAM		
Issued under the authority of the Illinois Department of Public Health		
5/15/2026	500	500-1883
AC ENVIRONMENTAL, INC ASBESTOS CONTRACTOR LICENSE THIS LICENSE IS INVALID IF YOUR INSURANCE CERTIFICATE IS NOT CURRENT		
05/09/2025 AC ENVIRONMENTAL, INC P.O. BOX 27 WILSONVILLE, IL 62093		
The face of this license has a colored background. Printed by Authority of the State of Illinois • P.O. #EH-21-044		

AC ENVIRONMENTAL, INC

P.O. BOX 27
WILSONVILLE, IL 62093

FEE RECEIPT NO.

 Illinois Department of PUBLIC HEALTH EH0208169		
LICENSE, PERMIT, CERTIFICATION, REGISTRATION		
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CONSPICUOUS PLACE**

FEE RECEIPT NO.

Construction Craft Laborers' Apprenticeship Program

Registration Number MO-002-950002
35 Opportunity Road
High Hill, Missouri 63350
(636) 585-1500 Ext. 1 fax (636) 585-2604
e-mail: app@lctcmo.org

**Committee
Members/Alternates**

Labor

Patrick Pryor - Chairman
Bradley Turner
Sam Simmons
Brandon Flinn

Management

Frank Marchesi, Sr.-Secretary
Michael W. Luth
Rod Fain
Shawn Jordan

Apprenticeship Advisor
Michael Murry

Sponsoring Organizations

Missouri Kansas Laborers'
District Council

SITE Improvement
Association

Associated General
Contractors of Missouri

CONSULTANTS

Raymond Hefner
Plumbing Industry Council

Brian Smith.
Mason Contractors'
Association

March 26, 2025

To whom it may concern,

This letter is to verify that AC Environmental, Inc. participates in the Eastern Missouri Construction Craft Laborers' Apprenticeship Program (Registration Number MO -002-950002) and has the ability to employ apprentice laborers under the terms of the collective bargaining agreement for the Missouri & Kansas Laborers' District Council.

If you have any question or need additional information please contact me at (636) 585 – 1500 Ext. 1.

Michael Murry

Michael Murry
Apprenticeship Advisor