

Committee Members:

Frank Menn

Anthony LeFlore

Brenda Wagner

Harry Zimmerman

Derrick King

**AGENDA
COMMUNITY COMMITTEE**

Wednesday, August 20, 2025 - 7:00 p.m. (Admin & Ops immediately following)

**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.

<https://meet.goto.com/COFH>

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Roll Call

Public Participation

Approval of Minutes – *July 16, 2025*

***Parks & Recreation
Alderman Anthony LeFlore, Chairman***

- 1. *Director's Report - Discuss and review items in the Director's Report***
 - *Facility Usage Report***
 - *Membership Usage Report***
- 2. *Proposed Resolution Farnsworth – Generators
Contract for Generators at the REC-FVH Comp Exp***
- 3. *REC Expansion/Pleasant Ridge Park Enhancement Approval to go out to bid***

***Development
Alderman Brenda Wagner, Chairman***

- 1. *Director's Report - Discuss and review items in the Director's Report***

2. Creation of Tax Increment Finance District #7 (N. Illinois and Lincoln Hwy)

- Ordinance Approving the Tax Increment Development Plan and Project for the Fairview Heights Lincoln Highway and 159 TIF
- Ordinance Designating the Fairview Heights Lincoln Highway and 159 TIF
- Ordinance Adopting Tax Increment Financing for the Fairview Heights Lincoln Highway and 159 TIF

3. Establishment of the Lincoln Highway and 159 Business District

- Ordinance Establishing and Designating the Lincoln Highway and 159 Business District and Approving the Lincoln Highway and 159 Business District Plan Within the City of Fairview Heights, Illinois
- Ordinance Establishing and Imposing Certain Business District Taxes in the City of Fairview Heights Lincoln Highway and 159 Business District
- IDOR Notice regarding the Fairview Heights Lincoln Highway and 159 Business District

4. Ordinance amending the 2025-2026 Budget for the City of Fairview Heights

*Planning
Alderman Frank Menn, Chairman*

1. Director's Report - Discuss and Review items in the Director's Report

2. Planning Commission Cases

- PC 12-25

3. Zoning Board of Appeals

- No cases at this time

4. Resolution – Contract for Professional Services for engineering related to St. Ellen Trail, Phase 4

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

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

Committee Members absent – Harry Zimmerman

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

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

Recorder – Wendi Gorney

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

Approval of June 18, 2025 minutes

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

Parks & Recreation Committee

Alderman Anthony LeFlore, Chairman

Parks and Recreation Director's Report

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

Development Committee

Alderman Brenda Wagner, Chairman

Economic Development Director's Report

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

Holiday Campaign

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

APEK Holdings BAP (9510 St Clair Ave.)

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

Land Use & Development Committee

Alderman Frank Menn, Chairman

Land Use & Development Director's Report

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

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

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

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

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

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

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

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

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

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

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

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

Submitted By:

Wendi Gorney



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 fall 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 in on a special event, volunteer for an event, and stay informed through the website www.parksandrecfh.com and Facebook pages. Whether you're dinking your way around a pickleball court or carving pumpkins to light up the fall sky, there's something for everyone to enjoy all season.

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

Please note: The Basketball Court and Aquatic Center will be closed from Saturday, August 16 – August 24 for annual maintenance. Updates of the maintenance process will be posted on our social media platforms.

Recreation Department: Just like that, the summer has ended and the team is gearing up for all the fun fall activities. Fall magazines were distributed to all households in Fairview Heights. If you did not receive a new program magazine, they can always be found at the front desk of The REC.

Upcoming Events:

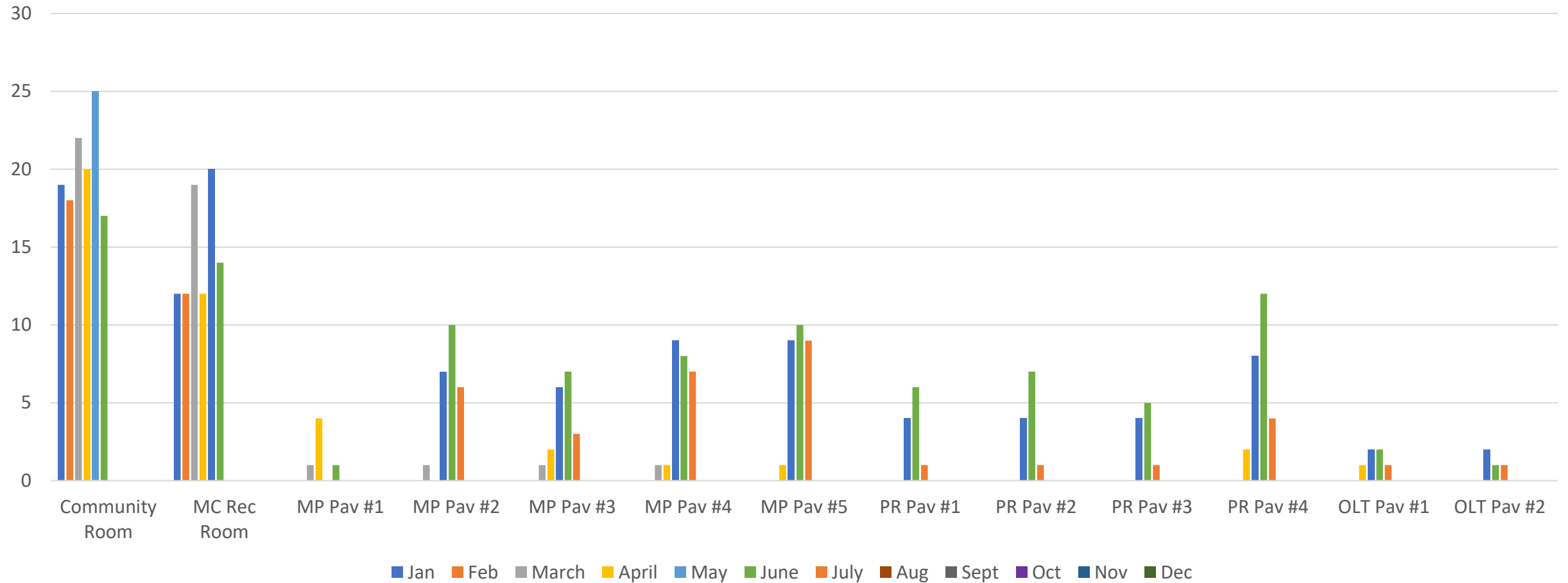
\$1 Days at The REC – Every Wednesday in August
Adult Trip to the Scenic River Road – Wednesday, August 20
Midwest Salute to the Arts – August 24, 25, 26
Kids Fishing Rodeo – Saturday, September 6

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. We anticipate bidding the project at the end of September or beginning of October.

Agenda Items

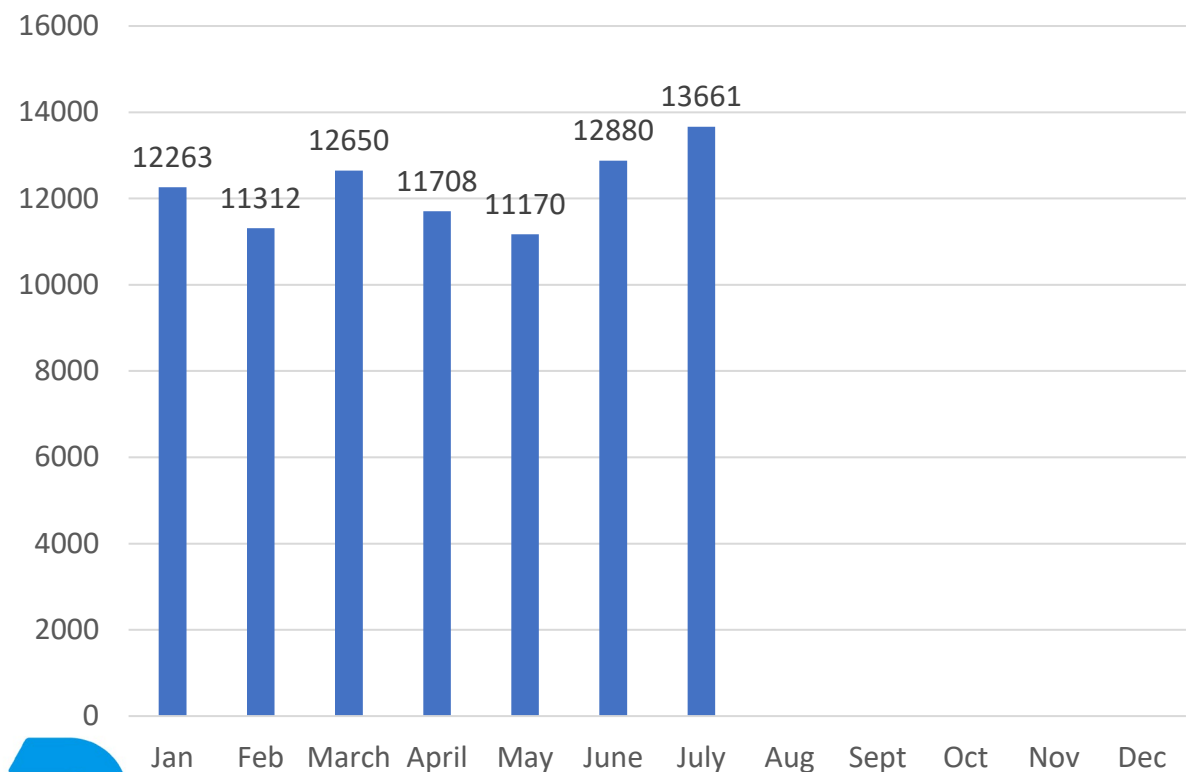
1. Director's Report – Discuss items in the Director's Report
2. Proposed Resolution Farnsworth – Generators
Contract for Generators at the REC-FVH Comp Exp
3. Approval to Bid Expansion Project

Facility Reservations

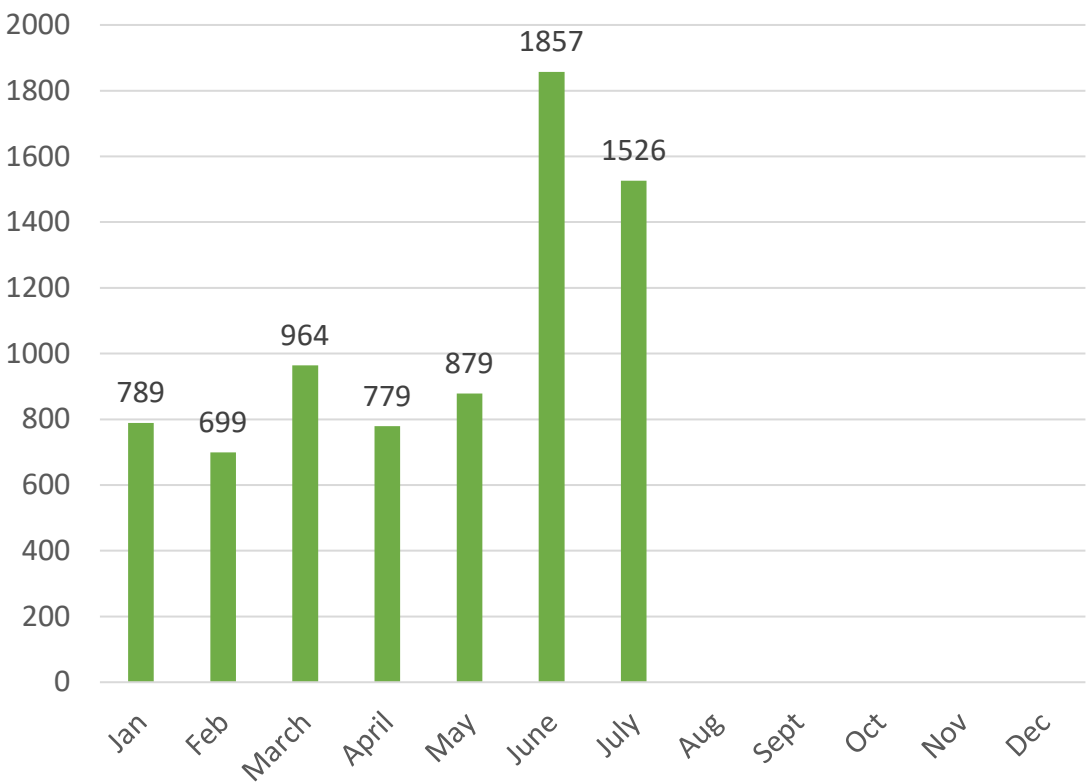


The REC Membership Update

Membership Check-Ins Per Month

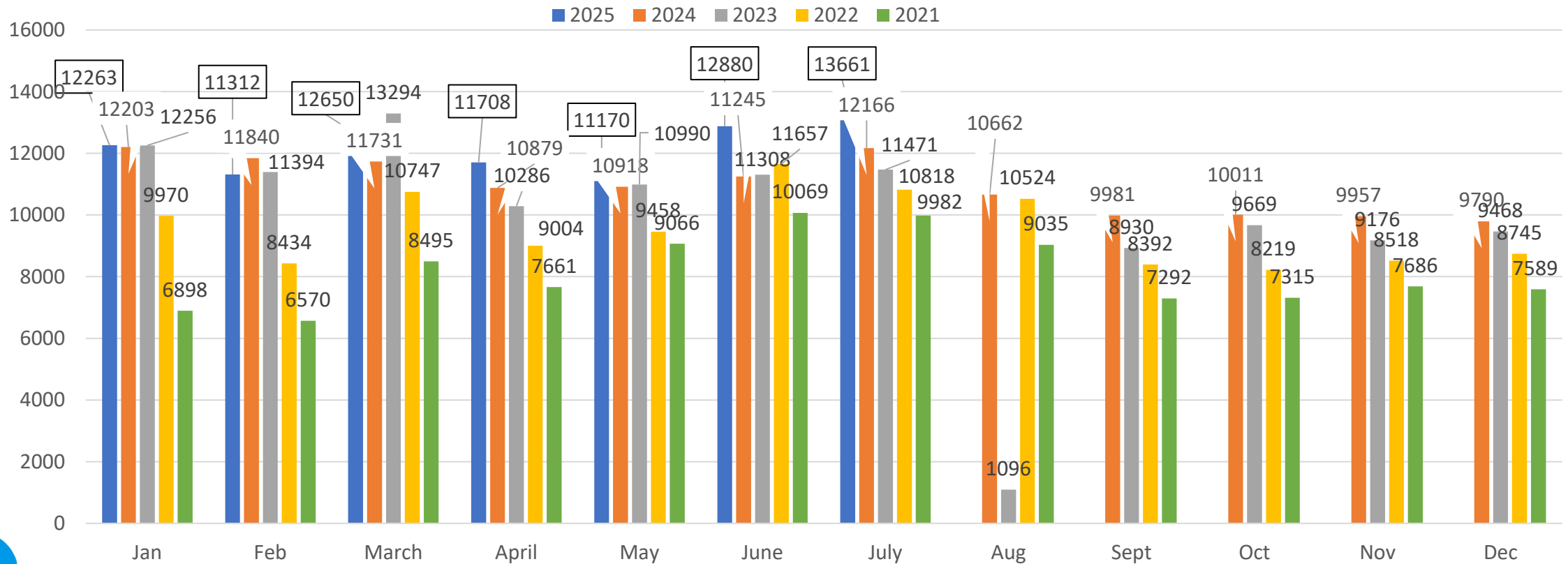


Guest Passes Per Month



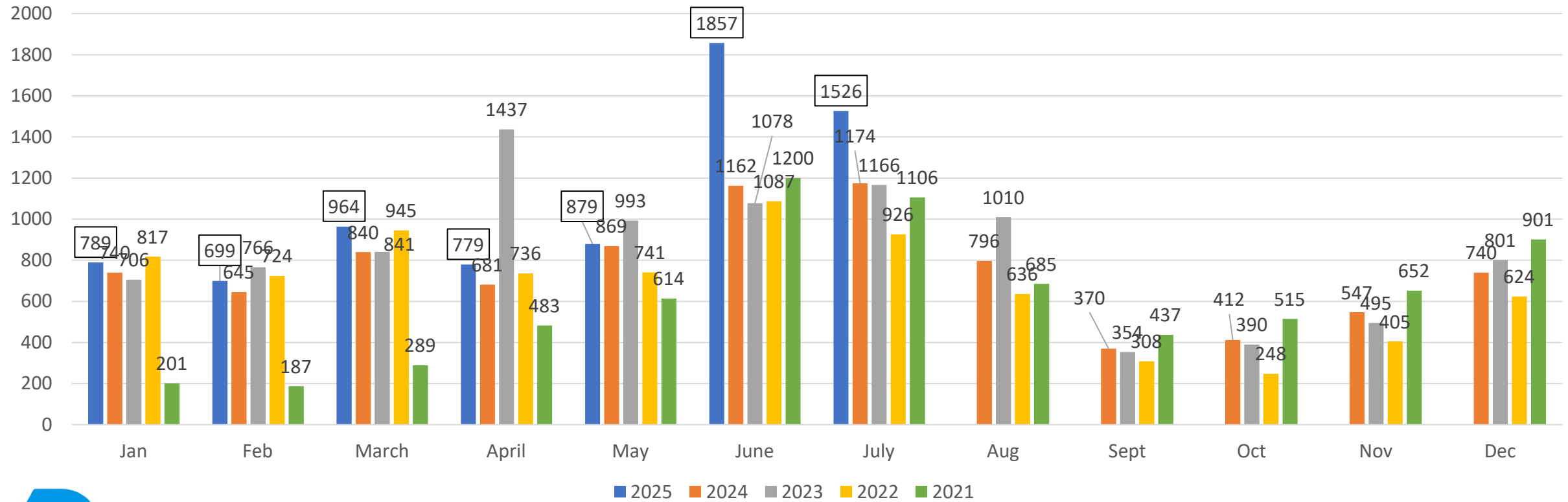
The REC Membership Update Yearly Comparison

Membership Check-Ins Per Month



The REC Membership Update Yearly Comparison

Guest Passes Per Month



Membership Usage Report

Aug 15, 2025
6:41 AM

Membership Usage Date: From Jul 1, 2025 through Jul 31, 2025
Entry Point: The Rec Complex of Fairview Heights

Time of Day	% of Total	Entries
5:01 AM	2.55	349
6:01 AM	3.83	523
7:01 AM	6.11	835
8:02 AM	8.62	1177
9:00 AM	12.58	1718
10:00 AM	9.29	1269
11:00 AM	6.65	909
12:04 PM	5.87	802
1:01 PM	6.53	892
2:07 PM	6.02	823
3:02 PM	5.56	760
4:00 PM	7.25	991
5:00 PM	10.67	1458
6:01 PM	5.50	752
7:03 PM	2.39	327
8:08 PM	0.56	76
Total Entries:		13661
Total Unvoided:		13661
Total Voided:		0
Total Unique Members :		3127

POS Sales Report (Summary)

Aug 15, 2025
6:48 AM

Receipt Date/Time: From Jul 1, 2025 12:00 AM through Jul 31, 2025 11:59 PM
Transaction Site: The Rec Complex, Fairview Heights Parks and Rec, Online - Fairview Heights Parks and Rec
POS Product: Adult Daily Rate (Non-Resident), Adult Daily Rate (Resident), Family Daily Rate (Non-Resident), Family Daily Rate (Resident), Youth Daily Rate (Non-Resident), Youth Daily Rate (Resident), Downgrade Fee, Member Cookout, \$1 Daily Rate, \$5 Non-Member Event, The Rec Special Event-CC/Pool, The Rec Special Event-Pool Only, The Rec Special Event-GYM/CC, School Swim Program, Senior Swim Daily Rate, Fitness Event-Member, Fitness Event-Non-Member, Pickleball ONLY Pass, The Rec Special Event-GYM Only, The Rec Special Event-GYM/POOL...(first 20 selections shown)

Product	Gross Qty	Qty Rfnd	Net Qty	Gross Amt	Amt Rfnd	Net Amt
\$1 Daily Rate	1		1	\$0.00		\$0.00
\$10 Rec Non-Member Event	8		8	\$80.00		\$80.00
\$2 Daily Rate	4		4	\$8.00		\$8.00
\$2 Flash Sale	4		4	\$8.00		\$8.00
\$5 Non-Member Event	521		521	\$2,605.00		\$2,605.00
Adult Daily Rate (Non-Resident)	162		162	\$2,754.00		\$2,754.00
Adult Daily Rate (Resident)	111		111	\$1,332.00		\$1,332.00
Family Daily Rate (Non-Resident)	106		106	\$4,452.00		\$4,452.00
Family Daily Rate (Resident)	28		28	\$980.00		\$980.00
Family Punch Pass	1		1	\$140.00		\$140.00
Member Cookout	3		3	\$15.00		\$15.00
Pickleball ONLY Pass	32		32	\$160.00		\$160.00
Rec Special Events	25		25	\$200.00		\$200.00
The Rec Special Event-CC/Pool	29		29	\$448.00		\$448.00
The Rec Special Event-GYM Only	30		30	\$240.00		\$240.00
The Rec Special Event-GYM/CC	11		11	\$132.00		\$132.00
The Rec Special Event-Pool Only	45		45	\$408.00		\$408.00
Youth Daily Rate (Non-Resident)	210		210	\$2,520.00		\$2,520.00
Youth Daily Rate (Resident)	194		194	\$1,580.00		\$1,580.00
Youth Punch Pass	1		1	\$32.00		\$32.00
Grand Total:	1,526	0	1,526	\$18,094.00	\$0.00	\$18,094.00

PROPOSED RESOLUTION NO. XX- '25

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH FARNSWORTH GROUP FOR MANAGEMENT OF CONSTRUCTION DOCUMENTS, BIDDING AND CONSTRUCTION ADMINISTRATION FOR TWO GENERATORS TO BE INCLUDED AS DESIGN ALTERNATES TO THE EXPANSION OF THE REC

WHEREAS, the City of Fairview Heights is in need of Management of Construction Documents, Bidding and Construction Administration for two generators to be included as design alternates to the Expansion of The Rec;

WHEREAS, Farnsworth Group, 300 East Main Street, Belleville, IL, 62220, has been selected to provide said Management of Construction Documents, Bidding and Construction Administration for two generators to be included as design alternates to the Expansion of The Rec.

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

That the Mayor be and is hereby authorized to enter into an Agreement with Farnsworth Group, 300 East Main Street, Belleville, IL, 62220, for Management of Construction Documents, Bidding and Construction Administration for two generators for the Expansion of The Rec, for a fixed fee of Forty-Four Thousand Nine Hundred Fifty Dollars and no cents (\$44,950.00), pursuant to the Agreement attached hereto, made a part hereof, and marked "Exhibit A".

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

PASSED:

APPROVED:

MARK T. KUPSKY - MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN J. KAUFHOLD - CITY CLERK

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

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

AGREEMENT INFORMATION:

Date:
12-18-2024

AMENDMENT INFORMATION:

Amendment Number:
001
Date:
07-22-2025

OWNER: *(name and address)*

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

ARCHITECT: *(name and address)*

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

The Owner and Architect amend the Agreement as follows:

Additional scope consisting of two new generators to be included as design alternates in the construction documents, contractor bidding, and construction administration services as previously described in Exhibit D (2025.04.11_FVH REC Complex and Pleasant Ridge Park Reno Proposal_Phase 2).

The below Assumptions & Exclusions assume this agreement will be approved on or before July 31st 2025 in order to incorporate this work into the current contract documents. If a signed agreement cannot be reached by the date indicated above, then the below scope of work, schedule, and fee may require modification.

Assumptions & Exclusions (Generator @ REC) (Alternate #1):

- The entire electrical service at the existing REC Complex will be placed on generator backup. The transfer switch and the generator will be sized for the entire building load (both to be determined from existing utility bills and existing service size). For the purposes of this agreement, we assume a 1000kW, 480v, 3ph diesel generator with a belly tank sized for a 24hr run time. Existing utility bills to be provided as part of this contract agreement. Requested billing information to be received by FGI within a week of a signed agreement.

- The generator is to be located on/near the existing concrete pad at the lower utility entrance of the REC facility.

- Coordination with other utilities will be required.
- Any monitoring/connectivity to remote location(s) will be included in the original design and controls.
- All existing systems needing continuous backup (IT/door access/etc) are assumed to have UPS systems (by others).

- Any additional UPS backup for systems currently excluded may be requested by Owner for additional services.

- We assume the existing electrical service is adequate and that no service size upgrades are required.

- We assume any upgrades to controls for existing mechanical, plumbing, and building systems is not required and therefore we have excluded any related review or services from this agreement. Additional fee may apply if drawing updates, specs or other work is required by mech/plumbing to update system processes.

Assumptions & Exclusions (Generator @ Pickleball) (Alternate #2):

- The entire electrical service at the new REC Pickleball Facility will be placed on generator backup. The transfer switch and the generator will be sized for the entire building load. For the purposes of this agreement, we assume a 500kW, 480v, 3ph diesel generator with a belly tank sized for a 24hr run time.

- The generator is to be located on/near a concrete pad at the new dumpster enclosure.

- Coordination with other utilities will be required.
- Additional landscaping and/or screening will be required.
- Any monitoring/connectivity to remote location(s) will be included in the original design and controls.

- All systems needing continuous backup (IT/door access/etc) are assumed to have UPS systems (by others).

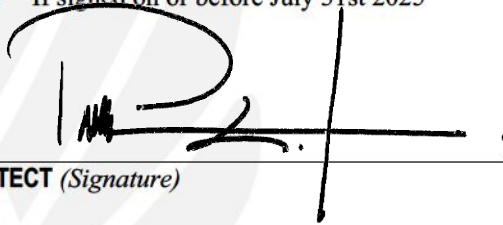
- Any additional UPS backup for systems currently excluded may be requested by Owner for additional services.

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

Compensation Adjustment:
Project Management - \$6,000
Survey - \$2,500
Civil fee - \$3,000
Structural - \$1,200
Architectural/Landscape fee - \$2,250
Electrical fee - \$30,000

Total Fee - \$44,950

Schedule Adjustment:
3 weeks **If signed on or before July 31st 2025



ARCHITECT *(Signature)*

Paul Wheeler

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

22 July, 2025

Date

OWNER *(Signature)*

(Printed name and title)

Date



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

INTEROFFICE MEMORANDUM

To: Fairview Heights City Council
From: Dallas Alley, Land Use and Economic Development Director
Subject: Monthly Director's Report (Economic Development) – August 2025
Date: August 14th, 2025

Major Department Activities

Ribbon Cuttings & Special Events

- Great Day in St. Louis – Pre-Recorded features Aug 18-21 (Mayor, Sharon Kassing, Chuck Wagon & Mueller Furniture)
- Great Day on the Road – August 22nd at Moody Park
- Scooters, 5709 N Illinois St – Ribbon Cutting August 26th @ 11:30 (under new ownership)
- Andria's Steakhouse, 6805 Old Collinsville Rd – Ribbon Cutting August 27th @ 4:30 (bar renovation celebration)
- Great Streets Lincoln Trail – next public meeting September 23rd

Commercial Properties in Transition

- 6208 N Illinois St – Dutch Bros – construction in progress
- Plaza Dr – Home Outlet – Letter of Intent and Business Assistance Application
- 218 Lincoln Highway – Plaza Tire – anticipated completion mid-September
- 918 Lincoln Highway – Auto Zone – Expansion complete
- 6118 N Illinois St – Club Car Wash – construction in progress
- 4628 N Illinois St – Joe's Pizza & Pasta – Expansion in progress
- 522 Lincoln Highway – Top Notch Customz – coming soon, occupancy inspections in progress
- 10900 Lincoln Trail – Elite Furniture & Home Décor and All About Eyes – coming soon, plaza will be fully occupied again

Marketing

- 10 businesses have joined Chamber of Commerce since the marketing video was released on July 16th
- Summer Marketing Campaign is underway
- Planning for Winter Campaign has begun

- Midwest Salute to the Arts – this year there will be a City Tent at the event, Heather is setting up a Christmas tree and lights to announce the Community Tree Lighting and promote winter campaign. The Street Team from Vector Communications will also be on site Saturday and Sunday to engage residents about possible design elements for the Lincoln Trail Great Streets Project.
- Rec Book – back page announcement for the Tree Lighting

Business Recruitment, Retention & Incentives

- The public meetings for the TIF and Business District were held on August 5th.
- Multiple meetings with Highland Capital to assist in filling empty spaces in Market Place, business assistance program application submitted for Home Outlet renovations.
- Meeting w/ Peerless Furniture ownership for new TIF and business districts
- Meeting w/ potential new tenant at 10425 Lincoln Trail
- Meeting w/ FKG Oil on the new TIF and Business Districts
- Meeting w/ CBL senior development staff on the new TIF and Business Districts and potential changes for St. Clair Square
- Meeting w/ Scott Heath from Fresh Thyme ref state of business and participation in winter campaign, partnership with the City for a food drive to benefit the food pantry
- Meeting w/ L3 for potential new tenant at old Pop Shelf location
- Meeting w/ Nick Bahn for potential new project on 159 corridor
- Meeting w/ Joe's Pizza on progress of renovation, once complete they will go from seating 72 to 166. Party room is complete and being used, they anticipate having everything else complete in the next few weeks.
- Meeting with 2 brokage groups and 2 developers on potential future projects in Fairview Heights
- In talks w/ potential new business on Ruby Lane
- Dallas and Heather both attended the ICSC St. Louis local meeting
- Heather attended and presented at the Chamber of Commerce Economic Development Committee

Please let me know if there are questions or concerns.

ORDINANCE NO. XX-25

ORDINANCE APPROVING THE TAX INCREMENT DEVELOPMENT PLAN AND PROJECT FOR THE FAIRVIEW HEIGHTS LINCOLN HIGHWAY AND 159 TIF

WHEREAS, the City of Fairview Heights, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (hereinafter referred to as the "TIF Act") for the proposed Redevelopment Plan and Project (the "Plan") within the municipal boundaries of the City of Fairview Heights and within Fairview Heights Lincoln Highway and 159 TIF (the "Project Area") as described in Exhibit A attached to this Ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

WHEREAS, the Plan was made available for public inspection at the City Clerk's office on June 6, 2025; and

WHEREAS, the City Board did on June 17, 2025 pass Resolution 08-2025, setting August 5, 2025 as the date for the public hearing on the Plan, with the time and place of such hearing identified in said Resolution; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on June 18, 2025 pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the City concerning the Project Area; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on June 19, 2025 pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the Project Area; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing to be held relative to the Plan and the designation of the Project Area on August 5, 2025 at Fairview Heights City Hall; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on June 18, 2025; by publication on July 24, 2025 and July 31, 2025; and by certified mail to property owners within the Project Area on July 25, 2025; and

WHEREAS, the Plan sets forth the factors constituting the need for abatement of conditions within the Project Area that have led to blight or may lead to blight, and the City Board has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the Project Area as the term "conservation area" is defined in the TIF Act; and

WHEREAS, the City Board has reviewed the conditions pertaining to lack of private investment in the Project Area to determine whether private development would take place in the Project Area, as a whole, without the adoption of the Plan for the Project Area; and

WHEREAS, the City Board has reviewed the conditions pertaining to real property in the Project Area to determine whether contiguous parcels of real property in the Project Area would be substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Board has reviewed the proposed Fairview Heights Lincoln Hwy and 159 TIF Tax Increment Redevelopment Plan and Project and the Comprehensive Plan for the development of the municipality as a whole to determine whether the Plan conforms to the Comprehensive Plan of the City.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY BOARD OF THE CITY OF FAIRVIEW HEIGHTS, ILLINOIS that:

1. The City Board of the of Fairview Heights makes the following findings:
 - a. The area constituting the Fairview Heights Lincoln Hwy and 159 TIF in the City of Fairview Heights, Illinois is described in Exhibit A, attached hereto and made part of this Ordinance.
 - b. There exist conditions that enables the Project Area to be designated as a “redevelopment project area” and be classified as a combination “blighted area” and “conservation area” as defined in Section 11-74.4-3 of the TIF Act.
 - c. The Fairview Heights Lincoln Hwy and 159 TIF, on the whole, has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.
 - d. The Redevelopment Plan and Redevelopment Project for the Fairview Heights Lincoln Hwy and 159 TIF conforms to the Comprehensive Plan for the development of the City as a whole.
 - e. The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed redevelopment project, are included in the Fairview Heights Lincoln Hwy and 159 TIF.
 - f. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the TIF Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Fairview Heights Lincoln Hwy and 159 TIF is adopted.
2. The Tax Increment Redevelopment Plan and Project for the Fairview Heights Lincoln Hwy and 159 TIF, which was the subject matter of the hearing held on August 5, 2025, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Project, marked as Exhibit B, is attached to and made a part of this Ordinance.

3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

APPROVED:

Mark Kupsky, City Mayor

ATTEST:

Karen Kaufhold, City Clerk

Exhibit A

BOUNDARY DESCRIPTION
Fairview Heights Lincoln Hwy and 159 TIF
City of Fairview Heights, Illinois

Part of the North Half of Section 8, Township 15 North, Range 5 West of the Third Principal Meridian, Fairview Heights, Sangamon County, Illinois, more particularly described as follows:

Lots 1 through 17 and Lots 19 through 22 of William E. Krueger's Subdivision. AND Lots 1 through 16 of Alta Sita Gardens Addition. AND Lots 17 and 18 of Owen's Subdivision. AND Lots 1 and 18 of Henry G. Poo's Subdivision of Lot 8, West Grand Place. AND Lots 10 through 12, Lot 32 and Lot 37 of West Grand Place. AND Lots 59 through 63, Lots 68 through 70, Lot 73 and Lot 74 of Leland Addition, Second Plat. AND Lots 9 through 11, Lots 20 through 22, Lot 32, Lot 33, Lots 42 through 44 and Lots 53 through 55 of Leland Addition. AND Lots 21 through 40 of Block 1, Lots 21 through 40 of Block 2 and Lots 9 through 42 of Block 3 in Leland High Point Addition. AND Lots 21 through 26 of Spaulding's Subdivision of Lots 23 and 33 of West Grand Place. AND The West 28.71 feet of Lot 17 and the East 21.29 feet of Lot 18 of William E. Krueger's Subdivision. AND The East 36.20 feet of Lot 22 and the West 13.80 feet of Lot 23 of William E. Krueger's Subdivision. AND The West 60 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The East 60 feet of the West 120 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The East 100 feet of the West 220 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The East 80 feet of the West 300 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The West 40 feet of the East 80 feet of the West 380 feet of Lot 42 in Block 1 of West Grand Place. AND The East 40 feet of the East 80 feet of the West 380 feet of Lot 42 in Block 1 of West Grand Place. AND The West 100 feet of the East 580 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The West One-Half of the West 120 feet of the East 480 feet of the North 160 feet of Lot 42 in West Grand Place.

AND The North 160 feet of the West 80 feet of the East 360 feet of Lot 42 and the East one-half of the West 120 feet of the East 480 feet of the North 160 feet of Lot 42 in West Grand Place. AND The East 120 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The West 90 feet of Lot 6 in Block 1 of West Grand Place. AND The West 78 feet of the North 150 feet of Lot 7 in Block 1 of West Grand Place. AND The East 105 feet of the West 183 feet of the North 150 feet of Lot 7 in Block 1 of West Grand Place. AND The West 60 feet of the East 127 feet of the North 150 feet and the West 93 feet of the East 160 feet of the North 70 feet of the South 425 feet of Lot 7 in West Grand Place. AND The East 67 feet of the North 220 feet of Lot 7 of West Grand Place. AND The West 100 feet of the North 160 feet of Lot 9 in Block 1 of West Grand Place. AND The East 50 feet of the West 150 feet of the North 160 feet of Lot 9 in Block 1 of West Grand Place. AND The West 50 feet of the East 110 feet of the North 160 feet of Lot 9 in Block 1 of West Grand Place. AND The East 60 feet of the East 110 feet of the North 160 feet of Lot 9 in Block 1 of West Grand Place. AND The East 76 feet of Lot 4 in Block 1 of West Grand Place. AND The West 40 feet of the West 80 feet of Lot 3 in Block 1 of West Grand Place. AND The North 90 feet of Lot 19 of Owen's Subdivision. AND Lot 64 except the North 10 feet and except the West 45 feet of Leland Addition, Second Plat. AND Lot 65 except the West 45 feet of Leland Addition, Second Plat. AND Lot 66 except the West 45 feet of Leland Addition, Second Plat. AND Lot 67 except the West 45 feet of Leland Addition, Second Plat. AND Lot 71 except the West 45 feet of Leland Addition, Second Plat. AND Lot 72 except the West 45 feet of Leland Addition, Second Plat. AND The West 60 feet of Lot 31 of Leland Addition. AND Lot 22, except the North 20 feet thereof and except the South 10 feet thereof, of Elmwood Subdivision. AND The North 75.25 feet of the South 85.25 feet of Lot 21 of Elmwood Subdivision. AND Beginning at a found iron pin on the South line of Wabash Avenue, 245 feet East of the East line of Leonard Street extended South, thence East along the South line of Wabash Avenue 174.88 feet, thence South 285 feet, thence West 174.88 feet, thence North 285 feet to the point of beginning. AND Commencing at the Northeast corner of said Southwest Quarter of Section 8; thence South 89 degrees 31 minutes 22 seconds West on the North line of said Southwest Quarter, a distance of 300.00 feet; thence South 00 degrees 52 minutes 03 seconds East, a distance of

47.06 feet to an iron pin found on the South right of way line of West Wabash Avenue, being the point of beginning. From said point of beginning; thence North 89 degrees 31 minutes 22 seconds East on said South right of way line, a distance of 60.29 feet to an iron pin set; thence South 00 degrees 48 minutes 06 seconds East, a distance of 147.63 feet to an iron pin set; thence South 89 degrees 13 minutes 29 seconds West, a distance of 170.11 feet to a drill hole found; thence North 00 degrees 55 minutes 01 seconds West, a distance of 148.52 feet to an iron pin found on said South right of way line; thence North 89 degrees 31 minutes 22 seconds East, a distance of 110.12 feet to the point of beginning. AND Commencing at the Northeast Corner of said Southwest Quarter of Section 8; thence South 89 degrees 31 minutes 22 seconds West on the North line of said Southwest Quarter, a distance of 300.00 feet; thence South 00 degrees 52 minutes 03 seconds East, a distance of 47.06 feet to an iron pin found on the South right of way line of West Wabash Avenue; thence North 89 degrees 31 minutes 22 seconds East on said South right of way line, a distance of 60.29 feet to an iron pin set at the point of beginning. From said point of beginning; thence North 89 degrees 13 minutes 18 seconds East on said South right of way line, a distance of 179.61 feet to an iron pin set; thence South 00 degrees 53 minutes 55 seconds East, a distance 147.64 feet to a pipe found; thence North 89 degrees 13 minutes 29 seconds West, a distance of 179.86 feet to an iron pin set; thence North 00 degrees 48 minutes 06 seconds West, a distance of 147.63 feet to the point of beginning. AND Commencing at the Northeast corner of said Southwest Quarter of Section 8; thence South 89 degrees 31 minutes 22 seconds West on the North line of said Southwest Quarter, a distance of 300.00 feet; thence South 00 degrees 52 minutes 03 seconds East, a distance of 195.00 feet to an iron pin set at the point of beginning. From said point of beginning; thence North 89 degrees 13 minutes 29 seconds East, a distance of 239.98 feet to a pipe found; thence South 00 degrees 53 minutes 55 seconds East, a distance of 139.06 feet to a pipe found on the North right way line of Wabash Trail (Former Norfolk & Western Railroad; thence South 72 degrees 54 minutes 32 seconds West on said North right of way line, a distance of 364.34 feet to an iron pin found; thence North 00 degrees 55 minutes 01 seconds West, a distance of 241.42 feet to a drill hole found; thence North 89 degrees 13 minutes 29 seconds East, a distance of 109.99 feet to the point of beginning. AND The West half of the West one acre of all that part of the Southeast Quarter of said Section 8, Township 15 North, Range 5 West of the Third Principal Meridian, lying North of the North right of way line of the Wabash Railroad Company (now Norfolk and Western Railway Company) and more fully described as follows, to-wit: Beginning at the Northwest corner of said Quarter Section and running thence East along the North boundary line of said Quarter Section, 147.70 feet; thence South parallel with the West boundary line of said Quarter Section, 273.44 feet to the North right of way line of said Wabash Railroad Company (now Norfolk and Western Railway Company); thence in a Southwesterly direction along said right of way line, 153.78 feet to the West boundary line of said Quarter Section and thence North 316.54 feet to the place of beginning. AND Beginning at a point 35 feet South of the Northeast corner of the Southwest Quarter of said Section 8, thence West 60 feet, thence South parallel to the Quarter Section line 299.35 feet to the Northerly right of way line of the Wabash Railroad (now Norfolk and Western Railway Company); thence Northeasterly along the Northerly right of way line of the Wabash Railroad 62.57 feet to the Quarter Section line, thence North along the Quarter Section line 281.54 feet to the point of beginning. AND Commencing at the center of said Section 8; thence North 89 degrees, 59 minutes, 04 seconds East along the Quarter Section line a distance of 73.85 feet to the true point of beginning; thence continuing along the Quarter Section line, North 89 degrees, 59 minutes, 04 seconds East a distance of 107.28 feet; thence South 00 degrees, 02 minutes, 56 seconds East a distance of 263.95 feet to a point on the North right of way line of the Wabash Railroad Company; thence South 73 degrees, 48 minutes, 14 seconds West along said right of way line a distance of 111.69 feet; thence North 00 degrees, 02 minutes, 56 seconds West a distance 295.05 feet to the true point of beginning. AND The East 41.57 feet of the West 222.70 feet of all that part of the Southeast Quarter of said Section 8, Township 15 North, Range 5 West of the Third Principal Meridian that lies North of the North right of Way line of the Norfolk and Western Railroad. EXCEPTING THEREFROM all that part of the above described tract falling within the land conveyed to the State of Illinois, for the use of the Department of Public Works and Buildings, by Warranty Deed recorded September 1, 1965 as Document Number 310338 described as follows: In general the land is described as being a part of the Northwest Quarter of the Southeast Quarter of Section 8, Township 15 North, Range 5 West of the Third Principal Meridian, said tract being referenced to the centerline of survey and plans for State Bond Issue Route 4, between Chatham and Springfield, on file in the office of the Department of Public Works and Buildings of the State of Illinois, in Springfield, Illinois. The location of the point of beginning for said tract is described as follow: From a stone at the Northeast corner, Section 7, Township 15 North, Range 5 West of the Third Principal Meridian, South 0 degrees 42 minutes East 2660.3 feet, thence North 89 degrees 42 minutes East 281.0 feet, thence North 89

degrees 29 minutes East 2422.85 feet to a point of beginning. The land in said tract is described in detail as follows: From said point of beginning North 89 degrees 29 minutes East 148.85 feet, thence South 0 degrees 31 minutes East 37.0 feet, thence South 89 degrees 29 minutes West 148.85 feet, thence North 0 degrees 31 minutes West 37.0 feet, more or less, to the point of beginning and containing in said exception 0.041 acres, more or less, in addition to the existing highway right of way. AND The West 80 feet of the East 165 feet of the West 387.70 feet of all that part of the Southeast Quarter of Section 8, Township 15 North, Range 5 West of the 3rd Principal Meridian that lies North of the Right-of-way of the Norfolk and Western Railroad except that part thereof that lies within the Right-Of-Way of SBI Route 4 (Wabash Avenue). AND The East 85 feet of the West 387.70 feet of all that part of the Southeast Quarter of said Section 8, Township 15 North, Range 5 West of the 3rd Principal Meridian that lies North of the Right-of-way of the Norfolk and Western Railroad except that part thereof that lies within the Right-of-Way of SBI Route 4 (Wabash Avenue). AND The East 260 feet of the West 647.70 feet of all that part of the Southeast Quarter of said Section 8, Township 15 North, Range 5 West of the Third Principal Meridian that lies North of the right of way of the Wabash Railroad. EXCEPT that portion, being a strip about 37 feet in width along State Bond Issue Route No. 4 conveyed to the State of Illinois by Warranty Deed dated February 16, 1966, recorded April 13, 1966 and recorded in Book 600 of Deeds, at Page 297 as Document No. 313548 in the Office of the Recorder of Deeds of Sangamon County, Illinois. AND Beginning at a point on the North line of the said Southeast Quarter of said Section 8, 647.70 feet East of the center of said Section 8; thence South to the Northwestern line of the right of way of the Wabash Railroad; thence in a Northeasterly direction along the said right of way line to the point where the same intersects the said Quarter Section line; thence West along said Quarter Section line to the place of beginning. AND Lot 36 of West Grand Place, being a Subdivision of part of the Northeast Quarter of said Section 8, EXCEPT that part being more particularly described as follows:

Commencing at the Southwest corner of Lot 36, thence North 00 degrees 56 minutes 01 second West along West line of Lot 36, a distance of 29.45 feet to the intersection of the West line of lot 36 and the existing Northerly right-of-way line of Wabash Avenue, also being the point of beginning; thence continuing North 00 degrees 56 minutes 01 second West along West line of Lot 36, a distance of 23.62 feet; thence South 82 degrees 39 minutes 37 seconds East, 22.20 feet; thence South 55 degrees 23 minutes 25 seconds East, 26.15 feet; thence North 76 degrees 32 minutes 31 seconds East, 178.73 feet; to the existing Northerly right-of-way line of Wabash Avenue; thence South 72 degrees 55 minutes 24 seconds West along the existing Northerly right-of-way line of Wabash Avenue, 206.92 feet; thence North 55 degrees 23 minutes 25 seconds West along the existing Northerly right-of-way line of Wabash Avenue, 23.31 feet to the point of beginning and EXCEPT from a stone at the Northeast corner, Section 7, Township 15 North, Range 5 West, of the Third Principal Meridian South 00 degrees 42 minutes East 2660.3 feet, thence North 89 degrees 42 minutes East 281.0 feet, thence North 89 degrees 29 minutes East 3302.7 feet, thence North 73 degrees 13 minutes East 34.3 feet to the point of beginning.

From the said point of beginning North 00 degrees 42 minutes West 65.8 feet, thence North 73 degrees 13 minutes East 26.6 feet, thence South 53 degrees 45 minutes East 22.85 feet, thence North 73 degrees 13 minutes East 305.1 feet, thence South 16 degrees 47 minutes East 45.0 feet, thence South 73 degrees 13 minutes West 363.7 feet, more or less, to the point of beginning. AND Lot 4 in Elmwood, a Subdivision of Lots 34, 35 and part of Lot 36 in West Grand Place, EXCEPT that part being more particularly described as follows: Commencing at the Northeast corner of Lot 5 of said Elmwood Subdivision, thence South 00 degrees 49 minutes 00 seconds East, 52.00 feet to the point of beginning; thence North 87 degrees 47 minutes 01 seconds East, 47.88 feet to the existing Northerly right-of-way line of Wabash Avenue; thence South 76 degrees 41 minutes 02 seconds West along the existing right-of-way line, 49.03 feet to the West line of Lot 4; thence North 00 degrees 49 minutes 00 seconds West along the West line of Lot 4, a distance of 9.44 feet to the point of beginning. AND Lots 5 and 6 of Elmwood, a Subdivision of Lots 34, 35, and part of lot 36, West Grand Place, EXCEPT the South 10 feet of said Lot 5 and EXCEPT that part more particularly described as follows:

Beginning at the Southwest corner of the North 35 feet of Lot 5, thence South 84 degrees 42 minutes 00 seconds East, 86.91 feet; thence South 81 degrees 36 minutes 04 seconds East, 47.54 feet; thence South 00 degrees 49 minutes 00 seconds East, 9.44 feet; thence South 72 degrees 55 minutes 24 seconds West, 128.04 feet; thence North

1st Ordinance

13 degrees 14 minutes 12 seconds West, 48.45 feet; thence North 00 degrees 49 minutes 00 seconds West, 14.85 feet to the point of beginning.

EXCEPT any part thereof conveyed to the public as right of way.

Exhibit B

**TAX INCREMENT FINANCING
REDEVELOPMENT PLAN & PROJECT
Fairview Heights Lincoln Hwy and 159 TIF
Dated May 16, 2025**

ORDINANCE NO. XX-25

**ORDINANCE DESIGNATING THE
FAIRVIEW HEIGHTS LINCOLN HWY AND 159 TIF**

WHEREAS, the City Board has heretofore in Ordinance No. 25-23 adopted and approved the Tax Increment Redevelopment Plan and Project for the Fairview Heights TIF, with respect to which a public hearing was held on August 5th, 2025, and it is now necessary and desirable to designate the area referred to in said plan as the Fairview Heights TIF;

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY BOARD OF THE CITY OF FAIRVIEW HEIGHTS, ILLINOIS, that the area described in the attached Exhibit A is hereby designated as Fairview Heights TIF pursuant to Section 11-74.4.4 of the Tax Increment Allocation Redevelopment Act:

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

APPROVED:

Mark Kupsky, City Mayor

ATTEST:

Karen Kaufhold, City Clerk

Exhibit A

BOUNDARY DESCRIPTION
Fairview Heights Lincoln Hwy and 159 TIF
City of Fairview Heights, Illinois

Part of the North Half of Section 8, Township 15 North, Range 5 West of the Third Principal Meridian, Fairview Heights, Sangamon County, Illinois, more particularly described as follows:

Lots 1 through 17 and Lots 19 through 22 of William E. Krueger's Subdivision. AND Lots 1 through 16 of Alta Sita Gardens Addition. AND Lots 17 and 18 of Owen's Subdivision. AND Lots 1 and 18 of Henry G. Poo's Subdivision of Lot 8, West Grand Place. AND Lots 10 through 12, Lot 32 and Lot 37 of West Grand Place. AND Lots 59 through 63, Lots 68 through 70, Lot 73 and Lot 74 of Leland Addition, Second Plat. AND Lots 9 through 11, Lots 20 through 22, Lot 32, Lot 33, Lots 42 through 44 and Lots 53 through 55 of Leland Addition. AND Lots 21 through 40 of Block 1, Lots 21 through 40 of Block 2 and Lots 9 through 42 of Block 3 in Leland High Point Addition. AND Lots 21 through 26 of Spaulding's Subdivision of Lots 23 and 33 of West Grand Place. AND The West 28.71 feet of Lot 17 and the East 21.29 feet of Lot 18 of William E. Krueger's Subdivision. AND The East 36.20 feet of Lot 22 and the West 13.80 feet of Lot 23 of William E. Krueger's Subdivision. AND The West 60 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The East 60 feet of the West 120 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The East 100 feet of the West 220 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The East 80 feet of the West 300 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The West 40 feet of the East 80 feet of the West 380 feet of Lot 42 in Block 1 of West Grand Place. AND The East 40 feet of the East 80 feet of the West 380 feet of Lot 42 in Block 1 of West Grand Place. AND The West 100 feet of the East 580 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The West One-Half of the West 120 feet of the East 480 feet of the North 160 feet of Lot 42 in West Grand Place.

AND The North 160 feet of the West 80 feet of the East 360 feet of Lot 42 and the East one-half of the West 120 feet of the East 480 feet of the North 160 feet of Lot 42 in West Grand Place. AND The East 120 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The West 90 feet of Lot 6 in Block 1 of West Grand Place. AND The West 78 feet of the North 150 feet of Lot 7 in Block 1 of West Grand Place. AND The East 105 feet of the West 183 feet of the North 150 feet of Lot 7 in Block 1 of West Grand Place. AND The West 60 feet of the East 127 feet of the North 150 feet and the West 93 feet of the East 160 feet of the North 70 feet of the South 425 feet of Lot 7 in West Grand Place. AND The East 67 feet of the North 220 feet of Lot 7 of West Grand Place. AND The West 100 feet of the North 160 feet of Lot 9 in Block 1 of West Grand Place. AND The East 50 feet of the West 150 feet of the North 160 feet of Lot 9 in Block 1 of West Grand Place. AND The West 50 feet of the East 110 feet of the North 160 feet of Lot 9 in Block 1 of West Grand Place. AND The East 60 feet of the East 110 feet of the North 160 feet of Lot 9 in Block 1 of West Grand Place. AND The East 76 feet of Lot 4 in Block 1 of West Grand Place. AND The West 40 feet of the West 80 feet of Lot 3 in Block 1 of West Grand Place. AND The North 90 feet of Lot 19 of Owen's Subdivision. AND Lot 64 except the North 10 feet and except the West 45 feet of Leland Addition, Second Plat. AND Lot 65 except the West 45 feet of Leland Addition, Second Plat. AND Lot 66 except the West 45 feet of Leland Addition, Second Plat. AND Lot 67 except the West 45 feet of Leland Addition, Second Plat. AND Lot 71 except the West 45 feet of Leland Addition, Second Plat. AND Lot 72 except the West 45 feet of Leland Addition, Second Plat. AND The West 60 feet of Lot 31 of Leland Addition. AND Lot 22, except the North 20 feet thereof and except the South 10 feet thereof, of Elmwood Subdivision. AND The North 75.25 feet of the South 85.25 feet of Lot 21 of Elmwood Subdivision. AND Beginning at a found iron pin on the South line of Wabash Avenue, 245 feet East of the East line of Leonard Street extended South, thence East along the South line of Wabash Avenue 174.88 feet, thence South 285 feet, thence West 174.88 feet, thence North 285 feet to the point of beginning. AND Commencing at the Northeast corner of said Southwest Quarter of Section 8; thence South 89 degrees 31 minutes 22 seconds West on the North line of said

Southwest Quarter, a distance of 300.00 feet; thence South 00 degrees 52 minutes 03 seconds East, a distance of 47.06 feet to an iron pin found on the South right of way line of West Wabash Avenue, being the point of beginning. From said point of beginning; thence North 89 degrees 31 minutes 22 seconds East on said South right of way line, a distance of 60.29 feet to an iron pin set; thence South 00 degrees 48 minutes 06 seconds East, a distance of 147.63 feet to an iron pin set; thence South 89 degrees 13 minutes 29 seconds West, a distance of 170.11 feet to a drill hole found; thence North 00 degrees 55 minutes 01 seconds West, a distance of 148.52 feet to an iron pin found on said South right of way line; thence North 89 degrees 31 minutes 22 seconds East, a distance of 110.12 feet to the point of beginning. AND Commencing at the Northeast Corner of said Southwest Quarter of Section 8; thence South 89 degrees 31 minutes 22 seconds West on the North line of said Southwest Quarter, a distance of 300.00 feet; thence South 00 degrees 52 minutes 03 seconds East, a distance of 47.06 feet to an iron pin found on the South right of way line of West Wabash Avenue; thence North 89 degrees 31 minutes 22 seconds East on said South right of way line, a distance of 60.29 feet to an iron pin set at the point of beginning. From said point of beginning; thence North 89 degrees 13 minutes 18 seconds East on said South right of way line, a distance of 179.61 feet to an iron pin set; thence South 00 degrees 53 minutes 55 seconds East, a distance 147.64 feet to a pipe found; thence North 89 degrees 13 minutes 29 seconds West, a distance of 179.86 feet to an iron pin set; thence North 00 degrees 48 minutes 06 seconds West, a distance of 147.63 feet to the point of beginning. AND Commencing at the Northeast corner of said Southwest Quarter of Section 8; thence South 89 degrees 31 minutes 22 seconds West on the North line of said Southwest Quarter, a distance of 300.00 feet; thence South 00 degrees 52 minutes 03 seconds East, a distance of 195.00 feet to an iron pin set at the point of beginning. From said point of beginning; thence North 89 degrees 13 minutes 29 seconds East, a distance of 239.98 feet to a pipe found; thence South 00 degrees 53 minutes 55 seconds East, a distance of 139.06 feet to a pipe found on the North right way line of Wabash Trail (Former Norfolk & Western Railroad; thence South 72 degrees 54 minutes 32 seconds West on said North right of way line, a distance of 364.34 feet to an iron pin found; thence North 00 degrees 55 minutes 01 seconds West, a distance of 241.42 feet to a drill hole found; thence North 89 degrees 13 minutes 29 seconds East, a distance of 109.99 feet to the point of beginning. AND The West half of the West one acre of all that part of the Southeast Quarter of said Section 8, Township 15 North, Range 5 West of the Third Principal Meridian, lying North of the North right of way line of the Wabash Railroad Company (now Norfolk and Western Railway Company) and more fully described as follows, to-wit: Beginning at the Northwest corner of said Quarter Section and running thence East along the North boundary line of said Quarter Section, 147.70 feet; thence South parallel with the West boundary line of said Quarter Section, 273.44 feet to the North right of way line of said Wabash Railroad Company (now Norfolk and Western Railway Company); thence in a Southwesterly direction along said right of way line, 153.78 feet to the West boundary line of said Quarter Section and thence North 316.54 feet to the place of beginning. AND Beginning at a point 35 feet South of the Northeast corner of the Southwest Quarter of said Section 8, thence West 60 feet, thence South parallel to the Quarter Section line 299.35 feet to the Northerly right of way line of the Wabash Railroad (now Norfolk and Western Railway Company); thence Northeasterly along the Northerly right of way line of the Wabash Railroad 62.57 feet to the Quarter Section line, thence North along the Quarter Section line 281.54 feet to the point of beginning. AND Commencing at the center of said Section 8; thence North 89 degrees, 59 minutes, 04 seconds East along the Quarter Section line a distance of 73.85 feet to the true point of beginning; thence continuing along the Quarter Section line, North 89 degrees, 59 minutes, 04 seconds East a distance of 107.28 feet; thence South 00 degrees, 02 minutes, 56 seconds East a distance of 263.95 feet to a point on the North right of way line of the Wabash Railroad Company; thence South 73 degrees, 48 minutes, 14 seconds West along said right of way line a distance of 111.69 feet; thence North 00 degrees, 02 minutes, 56 seconds West a distance 295.05 feet to the true point of beginning. AND The East 41.57 feet of the West 222.70 feet of all that part of the Southeast Quarter of said Section 8, Township 15 North, Range 5 West of the Third Principal Meridian that lies North of the North right of Way line of the Norfolk and Western Railroad. EXCEPTING THEREFROM all that part of the above described tract falling within the land conveyed to the State of Illinois, for the use of the Department of Public Works and Buildings, by Warranty Deed recorded September 1, 1965 as Document Number 310338 described as follows: In general the land is described as being a part of the Northwest Quarter of the Southeast Quarter of Section 8, Township 15 North, Range 5 West of the Third Principal Meridian, said tract being referenced to the centerline of survey and plans for State Bond Issue Route 4, between Chatham and Springfield, on file in the office of the Department of Public Works and Buildings of the State of Illinois, in Springfield, Illinois. The location of the point of beginning for said tract is described as follow: From a stone at the Northeast corner, Section 7, Township 15 North, Range 5 West of the Third Principal Meridian,

South 0 degrees 42 minutes East 2660.3 feet, thence North 89 degrees 42 minutes East 281.0 feet, thence North 89 degrees 29 minutes East 2422.85 feet to a point of beginning. The land in said tract is described in detail as follows: From said point of beginning North 89 degrees 29 minutes East 148.85 feet, thence South 0 degrees 31 minutes East 37.0 feet, thence South 89 degrees 29 minutes West 148.85 feet, thence North 0 degrees 31 minutes West 37.0 feet, more or less, to the point of beginning and containing in said exception 0.041 acres, more or less, in addition to the existing highway right of way. AND The West 80 feet of the East 165 feet of the West 387.70 feet of all that part of the Southeast Quarter of Section 8, Township 15 North, Range 5 West of the 3rd Principal Meridian that lies North of the Right-of-way of the Norfolk and Western Railroad except that part thereof that lies within the Right-Of-Way of SBI Route 4 (Wabash Avenue). AND The East 85 feet of the West 387.70 feet of all that part of the Southeast Quarter of said Section 8, Township 15 North, Range 5 West of the 3rd Principal Meridian that lies North of the Right-of-way of the Norfolk and Western Railroad except that part thereof that lies within the Right-of-Way of SBI Route 4 (Wabash Avenue). AND The East 260 feet of the West 647.70 feet of all that part of the Southeast Quarter of said Section 8, Township 15 North, Range 5 West of the Third Principal Meridian that lies North of the right of way of the Wabash Railroad. EXCEPT that portion, being a strip about 37 feet in width along State Bond Issue Route No. 4 conveyed to the State of Illinois by Warranty Deed dated February 16, 1966, recorded April 13, 1966 and recorded in Book 600 of Deeds, at Page 297 as Document No. 313548 in the Office of the Recorder of Deeds of Sangamon County, Illinois. AND Beginning at a point on the North line of the said Southeast Quarter of said Section 8, 647.70 feet East of the center of said Section 8; thence South to the Northwestern line of the right of way of the Wabash Railroad; thence in a Northeasterly direction along the said right of way line to the point where the same intersects the said Quarter Section line; thence West along said Quarter Section line to the place of beginning. AND Lot 36 of West Grand Place, being a Subdivision of part of the Northeast Quarter of said Section 8, EXCEPT that part being more particularly described as follows:

Commencing at the Southwest corner of Lot 36, thence North 00 degrees 56 minutes 01 second West along West line of Lot 36, a distance of 29.45 feet to the intersection of the West line of lot 36 and the existing Northerly right-of-way line of Wabash Avenue, also being the point of beginning; thence continuing North 00 degrees 56 minutes 01 second West along West line of Lot 36, a distance of 23.62 feet; thence South 82 degrees 39 minutes 37 seconds East, 22.20 feet; thence South 55 degrees 23 minutes 25 seconds East, 26.15 feet; thence North 76 degrees 32 minutes 31 seconds East, 178.73 feet; to the existing Northerly right-of-way line of Wabash Avenue; thence South 72 degrees 55 minutes 24 seconds West along the existing Northerly right-of-way line of Wabash Avenue, 206.92 feet; thence North 55 degrees 23 minutes 25 seconds West along the existing Northerly right-of-way line of Wabash Avenue, 23.31 feet to the point of beginning and EXCEPT from a stone at the Northeast corner, Section 7, Township 15 North, Range 5 West, of the Third Principal Meridian South 00 degrees 42 minutes East 2660.3 feet, thence North 89 degrees 42 minutes East 281.0 feet, thence North 89 degrees 29 minutes East 3302.7 feet, thence North 73 degrees 13 minutes East 34.3 feet to the point of beginning.

From the said point of beginning North 00 degrees 42 minutes West 65.8 feet, thence North 73 degrees 13 minutes East 26.6 feet, thence South 53 degrees 45 minutes East 22.85 feet, thence North 73 degrees 13 minutes East 305.1 feet, thence South 16 degrees 47 minutes East 45.0 feet, thence South 73 degrees 13 minutes West 363.7 feet, more or less, to the point of beginning. AND Lot 4 in Elmwood, a Subdivision of Lots 34, 35 and part of Lot 36 in West Grand Place, EXCEPT that part being more particularly described as follows: Commencing at the Northeast corner of Lot 5 of said Elmwood Subdivision, thence South 00 degrees 49 minutes 00 seconds East, 52.00 feet to the point of beginning; thence North 87 degrees 47 minutes 01 seconds East, 47.88 feet to the existing Northerly right-of-way line of Wabash Avenue; thence South 76 degrees 41 minutes 02 seconds West along the existing right-of-way line, 49.03 feet to the West line of Lot 4; thence North 00 degrees 49 minutes 00 seconds West along the West line of Lot 4, a distance of 9.44 feet to the point of beginning. AND Lots 5 and 6 of Elmwood, a Subdivision of Lots 34, 35, and part of lot 36, West Grand Place, EXCEPT the South 10 feet of said Lot 5 and EXCEPT that part more particularly described as follows:

Beginning at the Southwest corner of the North 35 feet of Lot 5, thence South 84 degrees 42 minutes 00 seconds East, 86.91 feet; thence South 81 degrees 36 minutes 04 seconds East, 47.54 feet; thence South 00 degrees 49 minutes 00 seconds East, 9.44 feet; thence South 72 degrees 55 minutes 24 seconds West, 128.04 feet; thence North

13 degrees 14 minutes 12 seconds West, 48.45 feet; thence North 00 degrees 49 minutes 00 seconds West, 14.85 feet to the point of beginning.

EXCEPT any part thereof conveyed to the public as right of way.

**ORDINANCE NO. 25-24
ADOPTING TAX INCREMENT FINANCING
FOR THE FAIRVIEW HEIGHTS LINCOLN HIGHWAY AND 159 TIF**

WHEREAS, the City of Fairview Heights, Illinois desires to adopt tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended, hereinafter referred to as the "TIF Act".

WHEREAS, the City of Fairview Heights has adopted a Tax Increment Redevelopment Plan and Project, designated the Fairview Heights TIF pursuant to the provisions of the TIF Act, and has otherwise complied with all other conditions precedent required by the TIF Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY BOARD OF THE CITY OF FAIRVIEW HEIGHTS, ILLINOIS, that:

1. Tax increment financing is hereby adopted in respect to the Tax Increment Redevelopment Plan and Project for the Fairview Heights Lincoln Hwy and 159 TIF (Area) approved and adopted pursuant to Ordinance No. 25-22 of the City of Fairview Heights, which said Area was designated pursuant to Ordinance No. 25-23 and the boundaries thereof being legally described therein.
2. After the total equalized assessed valuation of taxable real property in the Fairview Heights TIF exceeds the total initial equalized assessed value of all taxable real property in the Fairview Heights Lincoln Hwy and 159 TIF, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Fairview Heights Lincoln Hwy and 159 TIF by taxing districts and the rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the TIF Act each year after the effective date of this Ordinance until the redevelopment project costs and all municipal obligations issued in respect thereto have been paid shall be divided as follows:
 - a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Fairview Heights TIF shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
 - b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in Fairview Heights Lincoln Hwy and 159 TIF over and above the initial equalized assessed value of each property in the Fairview Heights Lincoln Hwy and 159 TIF shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund called "the Special Tax Allocation Fund for the Fairview Heights Lincoln Hwy and 159 TIF" of the City of Fairview Heights for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

3. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.
4. This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

APPROVED:

Mark Kupsy, City Mayor

ATTEST:

Karen Kaufhold, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING AND DESIGNATING THE LINCOLN HWY
AND 159 BUSINESS DISTRICT AND APPROVING THE LINCOLN HWAY AND
159 BUSINESS DISTRICT PLAN WITHIN THE CITY OF FAIRVIEW
HEIGHTS, ILLINOIS**

WHEREAS, the City of Fairview Heights, St. Clair County, Illinois (the “City”), is authorized under and pursuant to Division 74.3, the Business District Development and Redevelopment Law, 65 ILCS 5-11-74.3-1 through 3-7 (“the Business District Law”), to establish a business district to be named “Lincoln Highway and 159 District” (the “Business District”) and adopt and approve the related business district plan for said Business District (the “Business District Plan”); and

WHEREAS, the purpose of the Business District Plan and the designation of the Business District is to eradicate the blighting conditions that exist and to assure opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth to the Business District; and

WHEREAS, on July 24, 2025 and July 31, 2025 notice of a public hearing to consider the establishment of the Lincoln Highway and 159 District and adoption of the Business District Plan, dated May 7, 2025 were published in the Fairview Heights Tribune; and

WHEREAS, the City conducted a public hearing on August 5, 2025. At the public hearing, all interested persons were given the opportunity to be heard with respect to the subject matter of the public hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTYS COUNTY, ILLINOIS, as follows:

Section 1. The City Council of the City of Fairview Heights makes the following additional findings:

- a. That the Lincoln Highway and 159 Business District, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Plan.
- b. That the Business District Plan conforms to the comprehensive plan for the development of the City of Fairview Heights as a whole.

- c. There exist conditions that cause the area located within the Lincoln Highway and 159 District to be classified as a “blighted area” as defined in Section 11-74.3-5 of the Business District Law.
- d. The Lincoln Highway and 159 Business District is a contiguous area and includes only parcels of real property directly and substantially benefited by the proposed Business District Plan.

Section 2. The City hereby designates the area described in the attached **Exhibit A** as the **Lincoln Highway and 159 Business District**.

Section 3. The City hereby adopts and approves the **Business District Plan for the Lincoln Highway and 159 District**, dated May,7 2025, attached hereto as **Exhibit B**.

Section 5. The Finance Director shall file a certified copy of this ordinance and attached exhibits with the Illinois Department of Revenue along with a current list of business addresses for the businesses located within the Business District.

Section 6. If any portion of this ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining portions of this ordinance.

Section 7. This ordinance shall be in full force and effect immediately upon its passage, approval and publication as provided by law.

PASSED AND APPROVED this ____ day of _____, 2025.

YEAS:

NAYS:

ABSENT:

Mark Kupsky, Mayor

ATTEST:

Karen Kaufhold, City Clerk

Attachments:

Exhibit A: Boundary Description of the Lincoln Highway and 159 Business District

Exhibit B: Business District Plan, Lincoln Highway and 159 District, dated August 5, 2025

Exhibit A
Boundary Description of the Lincoln Hwy and 159 Business District

Part of the North Half of Section 8, Township 15 North, Range 5 West of the Third Principal Meridian, Fairview Heights, Sangamon County, Illinois, more particularly described as follows:

Lots 1 through 17 and Lots 19 through 22 of William E. Krueger's Subdivision. AND Lots 1 through 16 of Alta Sita Gardens Addition. AND Lots 17 and 18 of Owen's Subdivision. AND Lots 1 and 18 of Henry G. Poo's Subdivision of Lot 8, West Grand Place. AND Lots 10 through 12, Lot 32 and Lot 37 of West Grand Place. AND Lots 59 through 63, Lots 68 through 70, Lot 73 and Lot 74 of Leland Addition, Second Plat. AND Lots 9 through 11, Lots 20 through 22, Lot 32, Lot 33, Lots 42 through 44 and Lots 53 through 55 of Leland Addition. AND Lots 21 through 40 of Block 1, Lots 21 through 40 of Block 2 and Lots 9 through 42 of Block 3 in Leland High Point Addition. AND Lots 21 through 26 of Spaulding's Subdivision of Lots 23 and 33 of West Grand Place. AND The West 28.71 feet of Lot 17 and the East 21.29 feet of Lot 18 of William E. Krueger's Subdivision. AND The East 36.20 feet of Lot 22 and the West 13.80 feet of Lot 23 of William E. Krueger's Subdivision. AND The West 60 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The East 60 feet of the West 120 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The East 100 feet of the West 220 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The East 80 feet of the West 300 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The West 40 feet of the East 80 feet of the West 380 feet of Lot 42 in Block 1 of West Grand Place. AND The East 40 feet of the East 80 feet of the West 380 feet of Lot 42 in Block 1 of West Grand Place. AND The West 100 feet of the East 580 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The West One-Half of the West 120 feet of the East 480 feet of the North 160 feet of Lot 42 in West Grand Place.

AND The North 160 feet of the West 80 feet of the East 360 feet of Lot 42 and the East one-half of the West 120 feet of the East 480 feet of the North 160 feet of Lot 42 in West Grand Place. AND The East 120 feet of the North 160 feet of Lot 42 in Block 1 of West Grand Place. AND The West 90 feet of Lot 6 in Block 1 of West Grand Place. AND The West 78 feet of the North 150 feet of Lot 7 in Block 1 of West Grand Place. AND The East 105 feet of the West 183 feet of the North 150 feet of Lot 7 in Block 1 of West Grand Place. AND The West 60 feet of the East 127 feet of the North 150 feet and the West 93 feet of the East 160 feet of the North 70 feet of the South 425 feet of Lot 7 in West Grand Place. AND The East 67 feet of the North 220 feet of Lot 7 of West Grand Place. AND The West 100 feet of the North 160 feet of Lot 9 in Block 1 of West Grand Place. AND The East 50 feet of the West 150 feet of the North 160 feet of Lot 9 in Block 1 of West Grand Place. AND The West 50 feet of the East 110 feet of the North 160 feet of Lot 9 in Block 1 of West Grand Place. AND The East 60 feet of the East 110 feet of the North 160 feet of Lot 9 in Block 1 of West Grand Place. AND The East 76 feet of Lot 4 in Block 1 of West Grand Place. AND The West 40 feet of the West 80 feet of Lot 3 in Block 1 of West Grand Place. AND The North 90 feet of Lot 19 of Owen's Subdivision.

AND Lot 64 except the North 10 feet and except the West 45 feet of Leland Addition, Second Plat. AND Lot 65 except the West 45 feet of Leland Addition, Second Plat. AND Lot 66 except the West 45 feet of Leland Addition, Second Plat. AND Lot 67 except the West 45 feet of Leland Addition, Second Plat. AND Lot 71 except the West 45 feet of Leland Addition, Second Plat. AND Lot 72 except the West 45 feet of Leland Addition, Second Plat. AND The West 60 feet of Lot 31 of Leland Addition. AND Lot 22, except the North 20 feet thereof and except the South 10 feet thereof, of Elmwood Subdivision. AND The North 75.25 feet of the South 85.25 feet of Lot 21 of Elmwood Subdivision. AND Beginning at a found iron pin on the South line of Wabash Avenue, 245 feet East of the East line of Leonard Street extended South, thence East along the South line of Wabash Avenue 174.88 feet, thence South 285 feet, thence West 174.88 feet, thence North 285 feet to the point of beginning. AND Commencing at the Northeast corner of said Southwest Quarter of Section 8; thence South 89 degrees 31 minutes 22 seconds West on the North line of said Southwest Quarter, a distance of 300.00 feet; thence South 00 degrees 52 minutes 03 seconds East, a distance of 47.06 feet to an iron pin found on the South right of way line of West Wabash Avenue, being the point of beginning. From said point of beginning; thence North 89 degrees 31 minutes 22 seconds East on said South right of way line, a distance of 60.29 feet to an iron pin set; thence South 00 degrees 48 minutes 06 seconds East, a distance of 147.63 feet to an iron pin set; thence South 89 degrees 13 minutes 29 seconds West, a distance of 170.11 feet to a drill hole found; thence North 00 degrees 55 minutes 01 seconds West, a distance of 148.52 feet to an iron pin found on said South right of way line; thence North 89 degrees 31 minutes 22 seconds East, a distance of 110.12 feet to the point of beginning. AND Commencing at the Northeast Corner of said Southwest Quarter of Section 8; thence South 89 degrees 31 minutes 22 seconds West on the North line of said Southwest Quarter, a distance of 300.00 feet; thence South 00 degrees 52 minutes 03 seconds East, a distance of 47.06 feet to an iron pin found on the South right of way line of West Wabash Avenue; thence North 89 degrees 31 minutes 22 seconds East on said South right of way line, a distance of 60.29 feet to an iron pin set at the point of beginning. From said point of beginning; thence North 89 degrees 13 minutes 18 seconds East on said South right of way line, a distance of 179.61 feet to an iron pin set; thence South 00 degrees 53 minutes 55 seconds East, a distance 147.64 feet to a pipe found; thence North 89 degrees 13 minutes 29 seconds West, a distance of 179.86 feet to an iron pin set; thence North 00 degrees 48 minutes 06 seconds West, a distance of 147.63 feet to the point of beginning. AND Commencing at the Northeast corner of said Southwest Quarter of Section 8; thence South 89 degrees 31 minutes 22 seconds West on the North line of said Southwest Quarter, a distance of 300.00 feet; thence South 00 degrees 52 minutes 03 seconds East, a distance of 195.00 feet to an iron pin set at the point of beginning. From said point of beginning; thence North 89 degrees 13 minutes 29 seconds East, a distance of 239.98 feet to a pipe found; thence South 00 degrees 53 minutes 55 seconds East, a distance of 139.06 feet to a pipe found on the North right way line of Wabash Trail (Former Norfolk & Western Railroad; thence South 72 degrees 54 minutes 32 seconds West on said North right of way line, a distance of 364.34 feet to an iron pin found; thence North 00 degrees 55 minutes 01 seconds West, a distance of 241.42 feet to a drill hole found; thence North 89 degrees 13 minutes 29 seconds East, a distance of 109.99 feet to the point of beginning. AND The West half of the West one acre of all that part of the Southeast

Quarter of said Section 8, Township 15 North, Range 5 West of the Third Principal Meridian, lying North of the North right of way line of the Wabash Railroad Company (now Norfolk and Western Railway Company) and more fully described as follows, to-wit: Beginning at the Northwest corner of said Quarter Section and running thence East along the North boundary line of said Quarter Section, 147.70 feet; thence South parallel with the West boundary line of said Quarter Section, 273.44 feet to the North right of way line of said Wabash Railroad Company (now Norfolk and Western Railway Company); thence in a Southwesterly direction along said right of way line, 153.78 feet to the West boundary line of said Quarter Section and thence North 316.54 feet to the place of beginning. AND Beginning at a point 35 feet South of the Northeast corner of the Southwest Quarter of said Section 8, thence West 60 feet, thence South parallel to the Quarter Section line 299.35 feet to the Northerly right of way line of the Wabash Railroad (now Norfolk and Western Railway Company); thence Northeasterly along the Northerly right of way line of the Wabash Railroad 62.57 feet to the Quarter Section line, thence North along the Quarter Section line 281.54 feet to the point of beginning. AND Commencing at the center of said Section 8; thence North 89 degrees, 59 minutes, 04 seconds East along the Quarter Section line a distance of 73.85 feet to the true point of beginning; thence continuing along the Quarter Section line, North 89 degrees, 59 minutes, 04 seconds East a distance of 107.28 feet; thence South 00 degrees, 02 minutes, 56 seconds East a distance of 263.95 feet to a point on the North right of way line of the Wabash Railroad Company; thence South 73 degrees, 48 minutes, 14 seconds West along said right of way line a distance of 111.69 feet; thence North 00 degrees, 02 minutes, 56 seconds West a distance 295.05 feet to the true point of beginning. AND The East 41.57 feet of the West 222.70 feet of all that part of the Southeast Quarter of said Section 8, Township 15 North, Range 5 West of the Third Principal Meridian that lies North of the North right of Way line of the Norfolk and Western Railroad. EXCEPTING THEREFROM all that part of the above described tract falling within the land conveyed to the State of Illinois, for the use of the Department of Public Works and Buildings, by Warranty Deed recorded September 1, 1965 as Document Number 310338 described as follows: In general the land is described as being a part of the Northwest Quarter of the Southeast Quarter of Section 8, Township 15 North, Range 5 West of the Third Principal Meridian, said tract being referenced to the centerline of survey and plans for State Bond Issue Route 4, between Chatham and Springfield, on file in the office of the Department of Public Works and Buildings of the State of Illinois, in Springfield, Illinois. The location of the point of beginning for said tract is described as follow: From a stone at the Northeast corner, Section 7, Township 15 North, Range 5 West of the Third Principal Meridian, South 0 degrees 42 minutes East 2660.3 feet, thence North 89 degrees 42 minutes East 281.0 feet, thence North 89 degrees 29 minutes East 2422.85 feet to a point of beginning. The land in said tract is described in detail as follows: From said point of beginning North 89 degrees 29 minutes East 148.85 feet, thence South 0 degrees 31 minutes East 37.0 feet, thence South 89 degrees 29 minutes West 148.85 feet, thence North 0 degrees 31 minutes West 37.0 feet, more or less, to the point of beginning and containing in said exception 0.041 acres, more or less, in addition to the existing highway right of way. AND The West 80 feet of the East 165 feet of the West 387.70 feet of all that part of the Southeast Quarter of Section 8, Township 15 North, Range 5 West of the 3rd Principal Meridian that lies North of the Right-of-way of the Norfolk and Western

Railroad except that part thereof that lies within the Right-Of-Way of SBI Route 4 (Wabash Avenue). AND The East 85 feet of the West 387.70 feet of all that part of the Southeast Quarter of said Section 8, Township 15 North, Range 5 West of the 3rd Principal Meridian that lies North of the Right-of-way of the Norfolk and Western Railroad except that part thereof that lies within the Right-of-Way of SBI Route 4 (Wabash Avenue). AND The East 260 feet of the West 647.70 feet of all that part of the Southeast Quarter of said Section 8, Township 15 North, Range 5 West of the Third Principal Meridian that lies North of the right of way of the Wabash Railroad. EXCEPT that portion, being a strip about 37 feet in width along State Bond Issue Route No. 4 conveyed to the State of Illinois by Warranty Deed dated February 16, 1966, recorded April 13, 1966 and recorded in Book 600 of Deeds, at Page 297 as Document No. 313548 in the Office of the Recorder of Deeds of Sangamon County, Illinois. AND Beginning at a point on the North line of the said Southeast Quarter of said Section 8, 647.70 feet East of the center of said Section 8; thence South to the Northwesternly line of the right of way of the Wabash Railroad; thence in a Northeasterly direction along the said right of way line to the point where the same intersects the said Quarter Section line; thence West along said Quarter Section line to the place of beginning. AND Lot 36 of West Grand Place, being a Subdivision of part of the Northeast Quarter of said Section 8, EXCEPT that part being more particularly described as follows:

Commencing at the Southwest corner of Lot 36, thence North 00 degrees 56 minutes 01 second West along West line of Lot 36, a distance of 29.45 feet to the intersection of the West line of lot 36 and the existing Northerly right-of-way line of Wabash Avenue, also being the point of beginning; thence continuing North 00 degrees 56 minutes 01 second West along West line of Lot 36, a distance of 23.62 feet; thence South 82 degrees 39 minutes 37 seconds East, 22.20 feet; thence South 55 degrees 23 minutes 25 seconds East, 26.15 feet; thence North 76 degrees 32 minutes 31 seconds East, 178.73 feet; to the existing Northerly right-of-way line of Wabash Avenue; thence South 72 degrees 55 minutes 24 seconds West along the existing Northerly right-of-way line of Wabash Avenue, 206.92 feet; thence North 55 degrees 23 minutes 25 seconds West along the existing Northerly right-of-way line of Wabash Avenue, 23.31 feet to the point of beginning and EXCEPT from a stone at the Northeast corner, Section 7, Township 15 North, Range 5 West, of the Third Principal Meridian South 00 degrees 42 minutes East 2660.3 feet, thence North 89 degrees 42 minutes East 281.0 feet, thence North 89 degrees 29 minutes East 3302.7 feet, thence North 73 degrees 13 minutes East 34.3 feet to the point of beginning.

From the said point of beginning North 00 degrees 42 minutes West 65.8 feet, thence North 73 degrees 13 minutes East 26.6 feet, thence South 53 degrees 45 minutes East 22.85 feet, thence North 73 degrees 13 minutes East 305.1 feet, thence South 16 degrees 47 minutes East 45.0 feet, thence South 73 degrees 13 minutes West 363.7 feet, more or less, to the point of beginning. AND Lot 4 in Elmwood, a Subdivision of Lots 34, 35 and part of Lot 36 in West Grand Place, EXCEPT that part being more particularly described as follows: Commencing at the Northeast corner of Lot 5 of said Elmwood Subdivision, thence South 00 degrees 49 minutes 00 seconds East, 52.00 feet to the point of beginning; thence North 87 degrees 47 minutes 01 seconds East, 47.88 feet to the existing Northerly

right-of-way line of Wabash Avenue; thence South 76 degrees 41 minutes 02 seconds West along the existing right-of-way line, 49.03 feet to the West line of Lot 4; thence North 00 degrees 49 minutes 00 seconds West along the West line of Lot 4, a distance of 9.44 feet to the point of beginning. AND Lots 5 and 6 of Elmwood, a Subdivision of Lots 34, 35, and part of lot 36, West Grand Place, EXCEPT the South 10 feet of said Lot 5 and EXCEPT that part more particularly described as follows:

Beginning at the Southwest corner of the North 35 feet of Lot 5, thence South 84 degrees 42 minutes 00 seconds East, 86.91 feet; thence South 81 degrees 36 minutes 04 seconds East, 47.54 feet; thence South 00 degrees 49 minutes 00 seconds East, 9.44 feet; thence South 72 degrees 55 minutes 24 seconds West, 128.04 feet; thence North 13 degrees 14 minutes 12 seconds West, 48.45 feet; thence North 00 degrees 49 minutes 00 seconds West, 14.85 feet to the point of beginning.

EXCEPT any part thereof conveyed to the public as right of way.

Exhibit B

**Business District Plan
Lincoln Hwy and 159 Business District**

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING AND IMPOSING CERTAIN BUSINESS
DISTRICT TAXES IN THE CITY OF FAIRVIEW HEIGHTS
LINCOLN HIGHWAY AND 159 BUSINESS DISTRICT**

WHEREAS, the City of Fairview Heights passed Ordinance No. [REDACTED] Establishing and Designating the Lincoln Highway and 159 Business District and Approving the Lincoln Highway and 159 Business District Plan within the City of Fairview Heights, Illinois in accordance with the Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 through 11-74.3-7 (the “Business District Law”); and

WHEREAS, as part of Ordinance No. [REDACTED], the Corporate Authorities of the City made the requisite findings that the Lincoln Highway and 159 Business District qualified as a “blighted area” as defined in Section 11-74.3-5 of the Business District Law; and

WHEREAS, in furtherance of the Lincoln Highway and 159 Business District, the Corporate Authorities of the City desire to establish and impose a Business District Retailers’ Occupation Tax, a Business District Service Occupation Tax pursuant to Section 11-74.3-3 (10) of the Business District Law and an occupation tax upon all persons engaged in the business district in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators' Occupation Tax Act pursuant to Section 11-74.3-3 (11) of the Business District Law; and

WHEREAS, the City intends to use said tax to fund certain improvements within the Business District in accordance with the Business District Law and as set forth in the Lincoln Highway and 159 Business District Plan; and

WHEREAS, the Corporate Authorities of the City find and determine that it is in the best interests of the City and its residents to establish the taxes as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS, as follows:

Section 1. The above stated recitals are incorporated by this reference.

Section 2. Business District Retailers’ Occupation Tax. A tax is hereby imposed to be known as the “Business District Retailers’ Occupation Tax” upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of this state’s government, at retail within the boundaries of the Lincoln Highway and 159 Business District at the rate of one percent (1.0%) of the gross receipts from such sales made in the

course of such business while this ordinance is in effect. This “Business District Retailers’ Occupation Tax” shall not be applicable to the sales of food for human consumption which is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks and food that has been prepared for immediate consumption) and prescription and non-prescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes and needles used by diabetics, for human use.

Section 3. Business District Service Occupation Tax. A tax is hereby imposed to be known as the “Business District Service Occupation Tax” upon all persons engaged, within the Lincoln Highway and 159 Business District, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the business district, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. The tax shall be imposed at the same rate as the tax imposed in Section 2 above upon the selling price of tangible personal property so transferred within the business district. The tax may not be imposed on food for human consumption that is to be consumed off the premises where it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purpose of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

Section 4. Business District Hotel Operators’ Occupation Tax. A tax is hereby imposed to be known as the “Business District Hotel Operators’ Occupation Tax” upon all persons engaged in the Lincoln Highway and 159 Business District in the business of renting, leasing, or letting rooms in a hotel, as defined in the Hotel Operators’ Occupation Tax Act, 35 ILCS 145/1, et seq., at the rate of one percent (1.0%) of the gross rental receipts from the renting, leasing or letting of rooms within the Business District, excluding, however, from the gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel, as defined in the Hotel Operators’ Occupation Tax Act.

Section 5. Notice to Illinois Department of Revenue. Within ninety (90) days of commencement of construction of the initial business to be located within the Lincoln Highway and 159 Business District, the Finance Director or other appropriate City staff, as assigned by the Mayor, are directed to provide the Illinois Department of Revenue (the “Department”) with a certified copy of this Ordinance and such other information required by the Department, so that the Business District Retailers’ Occupation Tax provided for in Section 2 above, and the Business District Service Occupation Tax provided for in Section 3 above may be administered and enforced by the Department, beginning on the following January 1 or July 1, depending on and subject to the IDOR notification deadlines provided for in the Business District Law. Thereafter, the appropriate City staff are directed to provide any address change, addition, or deletion of businesses located within the Business District to the Department on or before October 1

for administration and enforcement by the Department of the change beginning on the following January 1 and on or before April 1 for administration and enforcement by the Department of the change beginning on the following July 1.

Section 6. Lincoln Highway and 159 Business District Tax Allocation Fund.

All proceeds of the taxes imposed, civil penalties, and interest, which accrues from the Business District Taxes imposed hereby, shall be deposited into a special fund of the City to be called the “Lincoln Highway and 159 Business District Tax Allocation Fund” in accordance with the Business District Law.

Section 7. Enforcement. The Illinois Department of Revenue shall have the authority to administer and enforce the Business District Retailers’ Occupation Tax and the Business District Service Occupation Tax imposed under Sections 2 and 3 of this Ordinance. The City shall have the authority to administer and enforce the Business District Hotel Operators’ Occupation Tax imposed under Section 4 of this Ordinance.

Section 8. Rescinding of Business District Taxes and Business District Dissolution Date. When business district project costs, including, without limitation, all obligations paying or reimbursing business district project costs have been paid, any surplus funds then remaining in the Lincoln Highway and 159 Business District Tax Allocation Fund shall be distributed to the municipal treasurer for deposit into the general corporate fund of the City. Upon payment of all business district project costs and retirement of all obligations paying or reimbursing business district project costs, but in no event more than 23 years after the date of adoption of this Ordinance imposing the taxes pursuant to the Business District Law, the City shall adopt an ordinance immediately rescinding the taxes imposed. The dissolution date of the Lincoln Highway and 159 Business District shall be not later than 270 days following payment to the City of the last distribution of taxes as provided in Section 11-74.3-6 of the Business District Law.

Section 9. If any portion of this ordinance shall be held invalid or unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the remaining portions of this ordinance.

Section 10. This ordinance shall be in full force and effect immediately upon its passage, approval and publication as provided by law.

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PASSED AND APPROVED this _____ day of _____, 2025.

YEAS:

NAYS:

ABSENT:

Mark Kupsky, Mayor

ATTEST:

Karen Kaufhold, City Clerk

City Letterhead

Date

Illinois Department of Revenue
Local Tax Allocation Division
100 West Jefferson
MC 3-500
Springfield, IL 62702

Re: City of Fairview Heights – Lincoln Highway and 159 Business District

To Whom It May Concern:

The Arcola City Council recently adopted ordinances establishing three business districts, approving business district plans for said districts, and establishing a 1.0% business district retailers' occupation tax, 1.0% business district service occupation tax, and a 1.0% hotel operators' occupation tax. The purpose of this letter is to submit the appropriate documentation to your office so that the Illinois Department of Revenue can begin administering and enforcing the new taxes as of January 1, 2026 pursuant to the Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1 et seq.).

Enclosed for your use and files are the following:

1. Certified copies of the ordinance imposing the business district retailers' and service occupation, and hotel operators' taxes for the Lincoln Highway and 159 Business District.
2. Certified copies of the ordinance establishing the Lincoln Highway and 159 Business District. These ordinances include a boundary description and the approved business district plans.
3. The addresses of the businesses located within the business district are attached and labeled appropriately.

If you need anything else from the City or have questions, please contact me. I can be reached by telephone at (618) 489-2000 or by email at rader@cofh.org.

Sincerely,

Gina Rader
City Clerk

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 1990-2025, PASSED ON
APRIL 15, 2025 AND APPROVED ON APRIL 16, 2025; AN ORDINANCE
ESTABLISHING A BUDGET FOR THE CITY OF FAIRVIEW HEIGHTS FOR
THE FISCAL YEAR 2025-2026**

WHEREAS, the City of Fairview Heights, St. Clair County, Illinois (the “City”) has the authority to create incentive districts under Illinois Law; and

WHEREAS, pursuant to the desire of the City Council of the City of Fairview Heights to create incentive districts, the Lincoln Highway and 159 TIF District (TIF #7), has been created; and

WHEREAS, pursuant to the desire of the City Council of the City of Fairview Heights to create incentive districts, the Lincoln Highway and 159 Business District, has been created; and

WHEREAS, in creating new incentive districts, and following standard accounting practices, the City must create new fund accounts within the overall City budget; and

WHEREAS, Illinois State Statutes provide for the transfer of funds between Tax Increment Financing Districts that are physically connects, and therefore the City desires to transfer funds from TIF #2 to TIF #7 to fund initial development planning and projects within TIF #7.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Fairview Heights, St. Clair County, Illinois, as follows:

Section 1. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating Fund 027, TIF #7 Fund (Lincoln Hwy and 159); and

Section 2. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating revenue Account #027-000-4-315-00, Interest Income; and

Section 3. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating revenue Account #027-000-4-346-00, TIF Revenue; and

Section 4. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating revenue Account #027-000-4-399-00, Inter-Fund Transfer; and

Section 5. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by adding to Account #012-000-4-399-00, Inter-Fund Transfer, \$750,000.00; and

Section 6. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by transferring \$750,000.00 from Account #012-000-4-399-00, Inter-fund Transfer to Account 027-000-4-399-00, Inter-Fund Transfer; and

Section 7. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating expenditure Account #027-160-5-205-00, Legal Fees and allocating \$5,000.00; and

Section 8. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating expenditure Account #027-160-5-206-00, Audit Fees and allocating \$3,500.00; and

Section 9. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating expenditure Account #027-160-5-372-00, TIF Expenditures and allocating \$441,500.00; and

Section 10. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating expenditure Account #027-160-5-503-00, Survey/Engineering and allocating \$50,000.00; and

Section 11. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating expenditure Account #027-160-5-505-00, Street/Alleys and allocating \$250,000.00; and

Section 12. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating Fund 028, Lincoln Highway and 159 Business District; and

Section 13. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating revenue Account #028-000-4-315-00, Interest Income; and

Section 14. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating revenue Account #028-000-4-346-00, Business District Revenue; and

Section 15. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating revenue Account #028-000-4-399-00, Inter-Fund Transfer; and

Section 16. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating expenditure Account #028-160-5-205-00, Legal Fees and allocating \$5,000.00; and

Section 17. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating expenditure Account #028-160-5-206-00, Audit Fees and allocating \$3,500.00; and

Section 18. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating expenditure Account #028-160-5-372-00, Business District Expenditures; and

Section 19. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating expenditure Account #028-160-5-503-00, Survey/Engineering; and

Section 20. Amendment. Amendment of Ordinance No. 1990-2025, passed April 15 2025 and approved April 16, 2025, by creating expenditure Account #028-160-5-505-00, Street/Alleys; and

Section 21. Repeal. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 22. Passage. That this Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED this ____ day of _____, 2025.

YEAS:

NAYS:

ABSENT:

Mark Kupsky, Mayor

ATTEST:

Karen Kaufhold, City Clerk



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) – July 2025
Date: August 14, 2025

Major Department Activities.

Planning and Zoning

- The Planning Commission considered three cases in July:
 - PC 12-25, Preliminary Plat for Coventry Ct, Fairview Heights. Also identified by St Clair County PIN(s) 03-19.0-207-015.
 - PC 13-25, Special Use Permit for 1807 W Hwy 50, O'Fallon. Also identified by St Clair County PIN(s) 03-26.0-302-064, 03-26.0-302-065, 03-26.0-302-063.
 - PC 15-25, Special Use Permit for 5520 N Illinois St, Fairview Heights. Also identified by St Clair County PIN(s) 03-34.0-102-053.
- The Zoning Board of Appeals did not meet in July.

Plan Review

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

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.
- The City of Fairview Heights has been awarded a MEPRD Grant for the construction of a bike trail from to Judy Lane to Krispy Kreme (St Ellen Trail Phase 4). The proposed contract is to perform engineering for that project and will be funded through the St. Ellen Trail CIP fund. Planning

Committee motion to send TWM Engineering Contract for St. Ellen Trail Phase 4 to City Council, with the recommendation of approval.

Please let me know if there are questions or concerns.

Enc –

- Monthly Project Report – July 2025
- Monthly Inspection Report -July 2025



Monthly Project Details Report

Permit Issued Date Time from Projects feed: 07/01/2025 - 07/31/2025

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Building Permit (C)	24-001896	9705 W State Rte 161	Kevin Pirtle, Jacob Sunroom & Exteriors, 6189203974, kevinp@jacobfamilyinc.com	07/24/2025 at 9:41 AM	Refacing interior office
Building Permit (C)	25-001206	150 Ludwig Dr	Dandy Green, Innovated Companies, 3144234200, ics.geninfo@gmail.com	07/17/2025 at 10:13 AM	REPAIRING SUNKEN FLOORS ON SECIND AND THIRD FLOOR.
Building Permit (C)	25-000929	10900 Lincoln Trl, A	John Zervas, Zervas and Sons, LLC, 6167965482, john@zervasandsons.com	07/02/2025 at 3:24 PM	Remodel of existing space for All About Eyes.
Building Permit (C)	25-001273	6212 N Illinois St	Jaymis DenHeeten-Mick, All Excavating and Landscaping, 3143979160, all-excavating@proton.me	07/30/2025 at 3:40 PM	BLOCKWALL ENCLOSURE EXTENDING THE EXISTING CONCRETE PAD AND SETTING IT AT A 45-DEGREE ANGLE AS REQUIRED BY WASTE MANAGEMENRT. ADDITIONALLY THE FOOTERS WILL BE INSTALLED IN THE CONCRETE ACCORDING TO ILLINOIS REGULATIONS. ENCLOSURE WILL HAVE DOUBLE LOCKABLE METAL FRAME GATES WITH PT WOOD ON FRAME. TO BE SET ON A 45-DEGREE ANGLE. BLOCK USED FOR THE BUILDING MATCHES THE NEW TIRE ENCLOSURE AND THAT THE PAINT CORRESPONDS WITH BOTH THE NEW BLOCK AND THE GATES.
Building Permit (C)	25-001176	4527 N Illinois St	SAM RAMADAN, FABULOUS PROPERTIES, 8593936203, SAM.TRIPLECROWN@YAHOO.COM	07/11/2025 at 2:32 PM	REMODEL - FOR FUTURE RETAIL USE. NOTE: ANY PLUMBING AND ELECTRICAL WILL REQUIRE SEPARATE PERMITS BEFORE START OF ANY WORK
Building Permit (C)	25-000632	6208 N Illinois St	Brooke Dunahugh, Cole Valley Partners, 5038665414, brooke.dunahugh@cvpre.com	07/11/2025 at 9:52 AM	DUTCH BROS COFFEE - We plan to remodel the existing building for a new tenant. The work will entail updates to exterior finishes and a gut renovation of the interior. We will use the existing building shell and drive thru. We plan to modify the site plan to increase the drive thru queuing and re-route the drainage culvert at the rear in order to increase usable area on the property.
Building Permit (C)	25-001124	10402 Lincoln Trl	DOUG KLEIN, LIAK, 6183971216	07/03/2025 at 12:16 PM	BAIT SHOP - COMMERCIAL BUILDING UP TO CODE

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Building Permit (C)	25-001222	5905 N Illinois St	Jess Bryan, Hero Roofing and Exteriors, 2179947444, jess@heroprosolutions.com	07/18/2025 at 3:09 PM	TOTAL WINE & SPIRITS Add layer over existing layer on system
Building Permit (R)	25-001248	236 Jubaka Dr	Valentina Podleski, Frederic Co INC, 3146452001, valentina@fredericroofing.com	07/30/2025 at 11:23 AM	Re-roofing home with like materials.
Building Permit (R)	25-001291	1300 Edgewood Dr	MURPHY SHALABT, 6184474086	07/25/2025 at 10:38 AM	SINGLE FAMILY REMODEL
Building Permit (R)	25-001213	212 Dogwood Ln	Walldy Cornell, 3475671018	07/21/2025 at 9:12 AM	ADDING 2 BEDROOMS AND A BATH - NEW LAUNDRY, FRAMING, LIGHTING NEW DRYWALL, FLOORING, PAINTING - TOTAL OF 850 SQ FT OF LIVING SPACE HAS BEEN FINISHED AND ADDED TO THE HOUSE.
Building Permit (R)	25-001323	208 Bunkum Woods Dr	Tony Knittig, Country-TeK Homes, 6364959399, tknittig@countrytekhomes.com	07/30/2025 at 12:16 PM	New Residence
Building Permit (R)	25-001284	26 Schaperkoetter Dr	Susan E Goodman	07/28/2025 at 3:10 PM	ADDITION TO ROOF TO COVER EXISTING 5'8" x 16' x 2" CONCRETE PORCH. FRAMING WILL BE WOOD POSTS ANCHORED TO SLAB. ROOF WILL BE WOOD RAFTERS WITH ASPHALT SHINGLES OVER PLYWOOD AND FELT TO MATCH EXISTING ROOF. FRONT GABLE WILL BE SIDING TO MATCH EXISTING. GUTTERS WILL BE TIED INTO EXISTING GUTTER AND DOWNSPOUTS. CEILING WILL BE ALLUMINUM SOFFIT TO MATCH EXISTING.
Building Permit (R)	25-001172	9857 Old Lincoln Trl	Anthony & Kramer Tin Hammonds	07/15/2025 at 10:36 AM	DEMO BATHROOM - REMOVE DRYWALL, FLOORING, SHOWER AND VANITY. DEMO BEDROOM - DRYWALL AND FLOORING. ALL ROOMS IN BASEMENT.
Building Permit (R)	25-001296	6 Irma Ln	Waseem Mrad	07/25/2025 at 4:59 PM	Single Family Remodel
Building Permit (R)	25-001243	213 Northpoint Rd	Eric Kunkel, 6189805047, erickumkel113@gmail.com	07/21/2025 at 2:56 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Building Permit (R)	25-001280	23 Pleasant Ln	Cherissa Marzano-Gabriel, Acculevel, Inc, 8666693349, cherissa@acculevel.com	07/24/2025 at 12:41 PM	waterproof basement with fast track drain tile and install a galvanized well entry
Building Permit (R)	25-001096	7609 Lo Rella Cir	Harold D & Jeanette Holmes Jr	07/01/2025 at 11:19 AM	ACCESSORY STRUCTURE - DETACHED CARPORT
Building Permit (R)	25-001147	212 Dogwood Ln	Abbey Bloodworth, Foundation Recovery Systems By Groundworks, 6362872973, Abbey.bloodworth@foundationrecoverysystems.com	07/09/2025 at 3:47 PM	Foundation Settlement Repair
Building Permit (R)	25-001084	327 Pleasant Ridge Rd	Brian Clukey, 6183948139	07/09/2025 at 3:07 PM	Remodel
Building Permit (R)	25-001193	48 W Beacon Hill Rd	Terrence Bennett	07/18/2025 at 8:36 AM	Installation of 7 to 8 Feet retaining wall across an 80 ft long rear yard slope
Electrical Permit (C)	25-001245	9811 W State Rt 161	Bgmr Fvm Llc	07/23/2025 at 9:10 AM	REPLACE EXISTING BREAKER PANEL WITH NEW PANEL - CLEAN UP AND SUPPORT THE WIRING THAT IS LOOSE THAT RUN TO THE EXISTING PANEL
Electrical Permit (C)	25-001303	9811 W State Rt 161	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	07/28/2025 at 4:51 PM	replace the electric panel
Electrical Permit (C)	25-001020	365 Longacre Dr	Curtis Zurliene, TWM, Inc, 6185096605, czurliene@twm-inc.com	07/10/2025 at 9:09 AM	Upgrade electrical service and control panel for Caseyville Township sanitary LS
Electrical Permit (C)	25-001268	5905 N Illinois St	Aaron lilecher, Electric City Crew, 3142293165, Ahilecher@aol.com	07/23/2025 at 9:57 AM	Inspect electrical panels and re-energize after inspection
Electrical Permit (C)	25-001317	200 Lincoln Hwy	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	07/29/2025 at 1:12 PM	emergency panel replacement
Electrical Permit (R)	25-001220	546 Traubel Dr	Patricia Pulliam, GreenGrids, 8153253892, patricia.pulliam@greengridsolar.com	07/18/2025 at 11:43 AM	Need a separate electrical permit for the rooftop solar install at this residence.

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Electrical Permit (R)	25-001195	9609 Fairmont Rd	Jennifer Plake, Lebanon Seibert Electric, 6185372677, lseelectric@sbcglobal.net	07/15/2025 at 4:26 PM	SERVICE UPGRADE - 100 AMP BY PASS METER BASEW - 2 INCH RIGID CONDUIT GROUND SYSTEM WITH LOW VOLTAGE BLOCK AND 24 CIRCUIT PANEL
Electrical Permit (R)	25-001219	13 Willow Ln	Patricia Pulliam, GreenGrids, 8153253892, patricia.pulliam@greengridssolar.com	07/18/2025 at 11:52 AM	A separate permit is needed for a tap in the meter for this solar project.
Electrical Permit (R)	25-001190	19 Londonderry Dr	Jennifer Plake, Lebanon Seibert Electric, 6185372677, lseelectric@sbcglobal.net	07/22/2025 at 12:30 PM	Install a 14kw generator with a 200A transfer switch
Electrical Permit (R)	25-001295	9333 Bunkum Rd	Michael Cushing, CMC Electric, Inc, 6183452008, info@cmcelectricinc.com	07/25/2025 at 12:54 PM	200Amp overhead service replacement
Mechanical Permit (C)	25-001200	10900 Lincoln Trl	Nicole Pratt, BEL-O Cooling & Heating Inc, 6186325700, nicole@belocooling.com	07/16/2025 at 3:40 PM	
Occupancy Inspection (R)	24-002136	65-17 Northbrook Cir	Nicole Jett, Longacre Ponds, 6183940320, longacre_mgr@catalyst-ps.com	07/30/2025 at 3:53 PM	Inspection
Occupancy Inspection (R)	25-000093	44 Potomac Dr	Sylvester Radley, 6184442724, vest25@yahoo.com	07/25/2025 at 3:13 PM	
Occupancy Inspection (R)	25-000392	4 Briar Cliff Dr	Richard O'Brien, 3149220367	07/11/2025 at 2:37 PM	
Occupancy Inspection (R)	25-000004	212 Oulvey Dr	Olivia Newbury, 3148826138, Orn4318@gmail.com	07/30/2025 at 3:53 PM	
Occupancy Permit (C)	25-000418	130 Ludwig Dr	Bahjat Hamdallah, Royal Palm Mediterranean Cuisine, 6182136355, royalpalm130@gmail.com	07/31/2025 at 2:48 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (C)	25-000514	10251 Lincoln Trl, 7	Jasmine Jethroe, 6186709673, jasminej2014@yahoo.com	07/16/2025 at 10:32 AM	
Occupancy Permit (C)	25-001135	5621 Old Collinsville Rd	Dawn Brooks, Dawn's Dance Depot, 6186962262, dawnsdancedepot@gmail.com	07/15/2025 at 3:19 PM	
Occupancy Permit (C)	25-000518	10900 Lincoln Trl	Majed Al Khatib, Elite Furniture and Home Decor, 6366345100, majedktb@yahoo.com	07/01/2025 at 2:20 PM	Unit C & D
Occupancy Permit (C)	25-000687	10039 Lincoln Trl	Nick Patel, 6183975757	07/23/2025 at 2:44 PM	
Occupancy Permit (C)	25-001196	525 Lincoln Hwy	Katie Fults, Radiant Skin & Beauty, 6184026196, katiefults@aol.com	07/16/2025 at 10:32 AM	
Occupancy Permit (C)	25-001092	10251 Lincoln Trl, 6	ARDIS MARTIN WILLIAMS, M W G TAX PROFESSIONALS AND BOOKKEEPING SERVICE, 6187267370, ladyardis@gmail.com	07/22/2025 at 10:50 AM	
Occupancy Permit (R)	25-001218	5434 Baylor Dr	Esau & Kimmi Edwards & Williams	07/18/2025 at 9:53 AM	
Occupancy Permit (R)	25-001246	21 Mapleleaf Ln	Dustin Sampson, N/A, 6183658606, dustin.sampson@att.net	07/21/2025 at 3:32 PM	
Occupancy Permit (R)	25-001217	201 Joseph Dr	Jillian Humphreys, 6188039252, humphreysjill95@icloud.com	07/18/2025 at 9:46 AM	
Occupancy Permit (R)	25-001244	29 Schaperkoetter Dr	Alvin Golliday, 6186982812, Golliday123@maol.com	07/21/2025 at 1:43 PM	
Occupancy Permit (R)	25-001239	724 Harbor Woods Dr, C	Lane Harrell, 2175496712, laneharrell15@gmail.com	07/21/2025 at 12:18 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25- 001247	963 Clemson Ave	Tyrone Sillas, 6188024478, sillas52@yahoo.com	07/21/2025 at 3:40 PM	
Occupancy Permit (R)	25- 001238	609 Lenora Dr	Diamond Henry, 6183109929, henryd0306@gmail.com	07/21/2025 at 11:40 AM	
Occupancy Permit (R)	25- 001226	9138 Lynwood Ln	Kelly Miller, 3143300329, kelly.c.rice@gmail.com	07/18/2025 at 4:08 PM	
Occupancy Permit (R)	25- 001225	13 Edding Ln	Baltazar Alas, 9419528224	07/18/2025 at 3:50 PM	
Occupancy Permit (R)	25- 001223	63-35 Northbrook Cir	Morgon Young, 3143973189, youngmorgon@gmail.com	07/18/2025 at 2:56 PM	
Occupancy Permit (R)	25- 001258	47 Weslake Dr	Peggy Manes, 3145371110, scrape618@gmail.com	07/22/2025 at 9:53 AM	
Occupancy Permit (R)	25- 001221	2 Potomac Dr	Jornail Douglas, 6186063118, jhakelpatterson@gmail.com	07/18/2025 at 2:17 PM	
Occupancy Permit (R)	25- 001271	5 Meckfessel Dr	Nigel Rice, 6186968532, nigelrice265@gmail.com	07/23/2025 at 11:02 AM	
Occupancy Permit (R)	25- 001215	10 Fairview Dr	DeAndre Jackson, 6188898170, jacksondeandre777@gmail.com	07/18/2025 at 9:14 AM	
Occupancy Permit (R)	25- 001272	814 Foxgrove Dr	Joseph Cook, Joseph Cook, 6186710285, jwcook559@yahoo.com	07/23/2025 at 1:31 PM	
Occupancy Permit (R)	25- 001293	03-34 Northbrook Cir	Johnny Close, 8153126421	07/25/2025 at 9:21 AM	
Occupancy Permit (R)	25- 001274	53-24 Northbrook Cir	Emily Ramirez, 3143096299	07/23/2025 at 2:21 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25- 001311	217 Richmond Dr	Timothy Freeland, 6188156896, timfreeland20@gmail.com	07/28/2025 at 2:15 PM	
Occupancy Permit (R)	25- 001342	43-12 Northbrook Cir	Nickole Woods, 6189758606, woodsnickole@gmail.com	07/31/2025 at 2:28 PM	
Occupancy Permit (R)	25- 001341	508 Lemans Way	William Gregg	07/31/2025 at 12:44 PM	
Occupancy Permit (R)	25- 001340	7016 Conner Pointe Dr	Jessica Gunther, 6184443894	07/31/2025 at 11:54 AM	
Occupancy Permit (R)	25- 001339	5 Peachtree Ln	Raven Fitzpatrick, 6188030372, fitzpatrick.raven@yahoo.com	07/31/2025 at 11:38 AM	
Occupancy Permit (R)	25- 001337	15 Brown Dr	Melanie Henderson, 6188736061, hendersonmelanie77@gmail.com	07/31/2025 at 10:18 AM	
Occupancy Permit (R)	25- 001336	829 Clemson Ave	Maria Page, 6185301164, mrsqpage@aol.com	07/31/2025 at 10:59 AM	
Occupancy Permit (R)	25- 001334	5609 East Dr	Eugene H Middendorf	07/30/2025 at 3:33 PM	
Occupancy Permit (R)	25- 001333	550 Traubel Dr	De'Mon Braggs, 7302265875	07/30/2025 at 3:28 PM	
Occupancy Permit (R)	25- 001332	9952 South Rd	Kyrik Whitehead, 9894434683	07/30/2025 at 3:09 PM	
Occupancy Permit (R)	25- 001328	53-13 Northbrook Cir	Susan Meister, 6186060435	07/30/2025 at 1:06 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25- 001321	84 Peachtree Ln	Justin Keenan, 4439262991	07/29/2025 at 12:30 PM	
Occupancy Permit (R)	25- 001318	923 Holliday Dr	David Martinez, 1234567890, chaquita32@icloud.com	07/29/2025 at 9:20 AM	
Occupancy Permit (R)	25- 001314	15 Bluff Ct	Paula Martinez, 5802366613, paulaluna1393@gmsil.com	07/28/2025 at 3:42 PM	
Occupancy Permit (R)	25- 001309	9634 Ridge Heights Rd	Kimberly Welch	07/28/2025 at 12:14 PM	
Occupancy Permit (R)	25- 001276	9713 Lincoln Trl	Benjamin Dinges, 6184446688, bendingesofficial@gmail.com	07/23/2025 at 3:08 PM	
Occupancy Permit (R)	25- 001308	109 Toulon Ct	Olive V & Juanita Rogers	07/28/2025 at 11:25 AM	
Occupancy Permit (R)	25- 001307	16 Belle Dr	Kally Montano, 6186233163, kallysaldana614@gmail.com	07/28/2025 at 10:13 AM	
Occupancy Permit (R)	25- 001305	14 Mapleleaf Ln	Shanese Bolden, 4047545255, shanesebolden@gmail.com	07/28/2025 at 9:32 AM	
Occupancy Permit (R)	25- 001302	344 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	07/28/2025 at 3:45 PM	
Occupancy Permit (R)	25- 001301	380 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	07/28/2025 at 3:44 PM	
Occupancy Permit (R)	25- 001299	24 Debra Dr	BRENDAN BYWATER, 2173138647, brendanbyh2o@gmail.com	07/25/2025 at 4:15 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25-001298	5319 De Paul Dr	Vinh & Le Tan Le, 6188061982	07/25/2025 at 3:40 PM	
Occupancy Permit (R)	25-001297	332 Pleasant Ridge Rd	Amanda Elliott, 3145024430, aelliott0387@gmail.com	07/25/2025 at 10:44 AM	
Occupancy Permit (R)	25-001294	10206 Lincoln Trl	Bobby Miller, 6184440332, millerbobby973@gmail.com	07/25/2025 at 10:09 AM	
Occupancy Permit (R)	25-001290	125 Chateau Dr	Davida Thompson, 6189672431, ricothompson641@gmail.com	07/24/2025 at 4:17 PM	
Occupancy Permit (R)	25-001289	114 Ashley Dr	Hannah Mason, 6187990582, hannahmason16@yahoo.com	07/24/2025 at 3:39 PM	
Occupancy Permit (R)	25-001283	225 Edding Ln	Robert & Sylvia Poole	07/24/2025 at 1:39 PM	
Occupancy Permit (R)	25-001282	308 Countryside Ln	Lyneisha Bowen, 6185346951, lyneishabwn02@gmail.com	07/24/2025 at 10:35 AM	
Occupancy Permit (R)	25-001277	113 Kassing Ave	Joshua Huffines, 9708030624	07/23/2025 at 3:52 PM	
Occupancy Permit (R)	25-001214	53-33 Northbrook Cir	Reginald Walker, 0168895674, 6366673578, regg38115@yahoo.com	07/17/2025 at 4:28 PM	
Occupancy Permit (R)	25-001347	121 Monticello Pl	Jeanna Volluz, 6189203155, jeannavolluz@gmail.com	07/31/2025 at 4:32 PM	
Occupancy Permit (R)	25-001212	23 Weinel Dr	Antanika & Leach Tyrone Shahid	07/17/2025 at 2:20 PM	
Occupancy Permit (R)	25-001127	7364 Timberpoint Ct	Marcus Scimio, 6184099109, mtscimio@gmail.com	07/03/2025 at 2:13 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25-001169	07-17 Northbrook Cir	Jeffery (Jeph) Jones, Longacre Apartment Resort, 6186609396, procdiggity@gmail.com	07/11/2025 at 12:35 PM	
Occupancy Permit (R)	25-001168	27-25 Northbrook Cir	Markel Wade, 6188237401, mwade2405@gmail.com	07/10/2025 at 4:32 PM	
Occupancy Permit (R)	25-001164	6940 Conner Pointe Dr	Shea Scarlett, 3013329012	07/10/2025 at 12:11 PM	
Occupancy Permit (R)	25-001148	5109 N Illinois St, 124	Melvin Rudd, 6184194984	07/09/2025 at 9:22 AM	
Occupancy Permit (R)	25-001211	113 S Ruby Ln	Michelle Zmirich, 6367956202, mzmirich123@gmail.com	07/17/2025 at 2:09 PM	
Occupancy Permit (R)	25-001141	79-35 Northbrook Cir	Naseem Salamah, 8159752995, salamah.baneyco@gmail.com	07/07/2025 at 3:21 PM	
Occupancy Permit (R)	25-001140	243 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	07/07/2025 at 4:33 PM	
Occupancy Permit (R)	25-001139	921 Salem Pl	Gerardo Mendez, 3145990499	07/07/2025 at 1:44 PM	
Occupancy Permit (R)	25-001129	263 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	07/28/2025 at 3:41 PM	
Occupancy Permit (R)	25-001128	77 Peachtree Ln	Shirley Gause, 6189601591	07/03/2025 at 3:36 PM	
Occupancy Permit (R)	25-001125	6209 Old Collinsville Rd	Shawn C Owens	07/03/2025 at 11:09 AM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25-001174	115 Frey Ln	Edwin Mensah, 3478374398, emensah91@gmail.com	07/11/2025 at 11:18 AM	
Occupancy Permit (R)	25-001118	33-34 Northbrook Cir	Jaqualin Pugh, 8327566229, jaqualinp@gmail.com	07/03/2025 at 8:37 AM	
Occupancy Permit (R)	25-001117	232 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	07/28/2025 at 3:40 PM	
Occupancy Permit (R)	25-001114	67-32 Northbrook Cir	Otarius Thomas, 6185301533	07/02/2025 at 12:14 PM	
Occupancy Permit (R)	25-001113	218 Brittany Dr	Bobby Isaac, 3144778778	07/02/2025 at 12:02 PM	
Occupancy Permit (R)	25-001103	71-36U Northbrook Cir	Michael Demery, 3144886099, michaeldemery63@yahoo.com	07/01/2025 at 1:10 PM	
Occupancy Permit (R)	25-001102	215 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	07/28/2025 at 3:40 PM	
Occupancy Permit (R)	25-001100	09-32 Northbrook Cir	Victoria Montgomery, 6189790696, vicktoria602@gmail.com	07/01/2025 at 11:45 AM	
Occupancy Permit (R)	25-001098	71-25U Northbrook Cir	Hunter Pinckney, 8438989131, hunterashton22@gmail.com	07/01/2025 at 10:55 AM	
Occupancy Permit (R)	25-001097	01-31 Northbrook Cir	Melissa Alford, 6188060589, missyalford71@yahoo.com	07/01/2025 at 10:31 AM	
Occupancy Permit (R)	25-001008	05-16 Northbrook Cir	Aaron Buss, 3612299481, aaron.j.buss@gmail.com	07/16/2025 at 9:16 AM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25- 001173	67-31 Northbrook Cir	Nadia Trice, 3094286512, ntrice24@gmail.com	07/11/2025 at 11:04 AM	
Occupancy Permit (R)	25- 001142	8 Jennifer Dr	Alexander Wilkins, 6189606938, alexwilkins113@gmail.com	07/07/2025 at 4:18 PM	
Occupancy Permit (R)	25- 001177	57-38 Northbrook Cir	Sophia Cherry, 6185148402, sophNoL@yahoo.com	07/11/2025 at 1:22 PM	
Occupancy Permit (R)	25- 001182	235 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	07/28/2025 at 3:44 PM	
Occupancy Permit (R)	25- 001201	9 Shellie Ct	Patty Klingelhofer, 6185302005, pattykling@charter.net	07/16/2025 at 1:26 PM	
Occupancy Permit (R)	25- 001199	61 Pine Trl	Jaqueline Cortez-Cortez, 6186913579	07/16/2025 at 11:42 AM	
Occupancy Permit (R)	25- 001178	121 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	07/28/2025 at 3:41 PM	
Occupancy Permit (R)	25- 001210	415 Americana Cir	Desiree Johnson Bolden, 6187671579, msdesirej@gmail.com	07/17/2025 at 1:46 PM	
Occupancy Permit (R)	25- 001185	236 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	07/28/2025 at 3:42 PM	
Occupancy Permit (R)	25- 001208	9113 Highland Park Dr	Thomas Orschell, 6183635778, thomasorschell63@gmail.com	07/17/2025 at 12:49 PM	
Occupancy Permit (R)	25- 001183	107 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	07/28/2025 at 3:43 PM	
Occupancy Permit (R)	25- 001204	322 Coates Dr	Baltazar Alas, 9419528224	07/16/2025 at 3:09 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25-001181	5615 Bonita Dr	Darrin McDaniel, 6189175755	07/14/2025 at 2:45 PM	
Permanent Sign Permit (C)	25-000967	10900 Lincoln Trl, A	Dave Pott, Fastsigns of Glen Carbon, 6188002885, dave.pott@fastsigns.com	07/22/2025 at 11:04 AM	This signage project for All About Eyes at 10900 Lincoln Trail in Fairview Heights, IL consists of installing one set of permanent, wall-mounted LED-illuminated channel letters on the building's front elevation. The sign will measure 45 square feet, and will be installed at a height of 19 feet above ground level. Located in a commercial zoning district with 267 feet of lot frontage and an 80-foot setback, the sign is designed to provide optimal visibility from the roadway. There are no existing signs on the property, and the building frontage measures 47 feet. The sign will utilize an existing electrical connection and does not require structural footing. The total cost of this sign project is estimated at \$5500.
Permanent Sign Permit (C)	25-001261	13 Executive Dr, Suite 14	Jonathan Simon, Simon Sign Co., 3146525900, office@simonsign.com	07/23/2025 at 10:33 AM	Install (1) Ground Sign
Permanent Sign Permit (C)	25-000792	10900 Lincoln Trl, A	Dave Pott, Fastsigns of Glen Carbon, 6188002885, dave.pott@fastsigns.com	07/22/2025 at 11:13 AM	As part of its overall signage plan, All About Eyes at 10900 Lincoln Trail, Fairview Heights, IL is proposing the installation of vinyl window graphics on the business's front entrance. The graphics will cover a total area of 6 square feet (2 feet wide by 3 feet tall) and include key business information such as store hours, the store name, and contact details. These non-illuminated graphics are designed to inform customers while maintaining a clean, professional storefront appearance. No power source is needed, and there are currently no other signs on the property. The total cost of this signage is \$100.
Permanent Sign Permit (C)	25-001250	6208 N Illinois St	Amy Anderson, Midwest Light & Sign, 5737601994, admin@mwsign.com	07/23/2025 at 10:04 AM	INSTALL MENU BOARDS - N-08/N-09/N-10/N-11/N-12/N-13
Permanent Sign Permit (C)	25-001061	311 Salem Pl	Ken Archer, Lotawata Creek Inc., 6186287373, Lotawata@att.net	07/01/2025 at 8:38 AM	Replace old Lotawata Creek Southern Grill sign with new Lotawata Creek's Food Shack sign.
Permanent Sign Permit (C)	25-001110	515 Lincoln Hwy, 6	Erika Barrios, La patrona Mexican Grocery Store, 6187670376, erikarodriguezpuentes@gmail.com	07/03/2025 at 8:55 AM	windows sign

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Permanent Sign Permit (C)	25-001112	10055 Bunkum Rd	Don Lyon, The Upper Room Church, 6187193669, dlyon06@att.net	07/03/2025 at 2:20 PM	Sign to installed on 2- 16" x 36" deep concrete piers at proposed location. 5/8" x 12" J bolts will be added to concrete for anchoring. (4- per support foot/ 6x10x1/2"/ 8-total anchors) Existing electric to old sign will be hand dug and repositioned with ridged conduit next to New sign pier. Perfection Electric will wire new sign to existing electric.
Permanent Sign Permit (C)	25-001260	13 Executive Dr, Suite 14	Jonathan Simon, Simon Sign Co., 3146525900, office@simonsign.com	07/23/2025 at 10:34 AM	Window Vinyl Graphics
Permanent Sign Permit (C)	25-000793	10900 Lincoln Trl, A	Dave Pott, Fastsigns of Glen Carbon, 6188002885, dave.pott@fastsigns.com	07/22/2025 at 11:10 AM	All About Eyes proposes to update two existing monument sign faces located on the property at 10900 Lincoln Trail, Fairview Heights, IL. The new LED-illuminated faces will each measure 8 feet in width by 2 feet in height and will be installed within the existing monument framework, which stands 17 feet tall and is located 25 feet from the front lot line. The panels will display updated business branding and ensure enhanced visibility for passing traffic along Lincoln Trail. Electrical connections are already in place, and no new structural support or footings are required. The total project cost for the replacement of both panels is \$800.
Permanent Sign Permit (C)	25-001232	6208 N Illinois St	Amy Anderson, Midwest Light & Sign, 5737601994, admin@mwsign.com	07/23/2025 at 10:24 AM	install face lit flush mount channel letters and logo north elevation N-01 AND N-04
Permanent Sign Permit (C)	25-000968	10900 Lincoln Trl, A	Dave Pott, Fastsigns of Glen Carbon, 6188002885, dave.pott@fastsigns.com	07/22/2025 at 11:06 AM	All About Eyes proposes the addition of LED-illuminated channel letters to the side elevation of its building at 10900 Lincoln Trail, Fairview Heights, IL. The sign will span 35 square feet, and will be mounted at a height of 19 feet above ground level. The property is located in a commercial zoning district with 158 feet of lot frontage and a setback of 30 feet from parking lot road and 415 ft to N. Illinois. This sign is designed to improve brand visibility from adjacent access points and traffic corridors. The sign will use the existing electrical infrastructure and requires no structural footings. No other signs currently exist on the property. The total cost of this signage project is \$5,000.
Permanent Sign Permit (C)	25-001241	10251 Lincoln Trl, 9	Phillip Pratt, 3143306278, smokescape9@gmail.com	07/28/2025 at 1:04 PM	A sign above the store front, connected to the roof of the building
Permanent Sign Permit (C)	25-001237	6208 N Illinois St	Amy Anderson, Midwest Light & Sign, 5737601994, admin@mwsign.com	07/23/2025 at 10:05 AM	install directional signs N-18 AND N-19 DRIVE-THRU - EXIT ONLY

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Permanent Sign Permit (C)	25-001235	6208 N Illinois St	Amy Anderson, Midwest Light & Sign, 5737601994, admin@mwsign.com	07/23/2025 at 10:13 AM	install face lit flush mount channel letters, logo and building address letters - WEST ELEVATION N-07, N-03 AND N-17
Permanent Sign Permit (C)	25-001233	6208 N Illinois St	Amy Anderson, Midwest Light & Sign, 5737601994, admin@mwsign.com	07/23/2025 at 10:23 AM	install face lit flush mount channel logo - EAST ELEVATION
Permanent Sign Permit (C)	25-001234	6208 N Illinois St	Amy Anderson, Midwest Light & Sign, 5737601994, admin@mwsign.com	07/23/2025 at 10:14 AM	install face lit flush mount channel letters and logo - SOUTH ELEVATION N-06 AND N-02
Permanent Sign Permit (C)	25-001262	13 Executive Dr, Suite 14	Jonathan Simon, Simon Sign Co., 3146525900, office@simonsign.com	07/23/2025 at 10:31 AM	Install (1) Wall Sign
Permanent Sign Permit (C)	25-000992	10402 Lincoln Trl	Robert Stephens, Plast-Lite Signs, 3148434888, plastilitesigns@yahoo.com	07/09/2025 at 3:21 PM	A1 Vape + Smoke LED Channel Letter Sign on Raceway
Plumbing Permit (C)	25-001171	515 Lincoln Hwy, 6	Erika Barrios, La patrona Mexican Grocery Store, 6187670376, erikarodriguezpuentes@gmail.com	07/11/2025 at 11:32 AM	INSTALLATION OF 3 COMPARTMENT SINK
Plumbing Permit (C)	25-001109	130 Ludwig Dr	Greg Muehlfeld, Pioneer Plumbing, 6185679126, karin@thepioneerplumber.com	07/02/2025 at 9:43 AM	DRAIN LINE FOR THE DISHWASHER AND DISHWASHER SINK
Plumbing Permit (C)	25-001187	130 Ludwig Dr	Greg Muehlfeld, Pioneer Plumbing, 6185679126, karin@thepioneerplumber.com	07/15/2025 at 4:05 PM	Numerous Plumbing Corrections From July 7, 2025
Plumbing Permit (R)	25-001105	27 Fairview Dr	Nikki Gale, Morrison Plumbing, Heating & Air, 6182132439, nikki.g@morrisonplumbing.com	07/01/2025 at 3:42 PM	Tub drain reroute with vents. Reroute tub drains to exit foundation wall to tie onto existing clean out
Plumbing Permit (R)	25-001240	32 Fairview Dr	Nikki Gale, Morrison Plumbing, Heating & Air, 6182132439, nikki.g@morrisonplumbing.com	07/22/2025 at 9:44 AM	Replaced cast iron in crawl space. Run vent through attic and out roof. Tie onto led drops for tub kitchen and vanity
Plumbing Permit (R)	25-001099	517 Lenora Dr	Steven Zarndt, Remodeling Solutions LLC, 2174238827, christian@rebathofillinois.com	07/08/2025 at 3:57 PM	Alternation in existing bathroom. Shower Base to Shower Base Conversion. New Cabinets and Lav Faucet

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Solar Permit (R)	25-001010	21 Windmill Ct	Zach Morgan, Freedom Forever LLC, 5016075553, permitlittlerock@freedomforever.com	07/25/2025 at 11:06 AM	Installation of 28 PV rooftop panels and Solar Edge Energy Bank
Solar Permit (R)	25-000848	11 Leo St	Lee Hatley, GOODPWR LLC, 3039709868, permits@goodpwrllc.com	07/28/2025 at 4:35 PM	To install a 7.29kW roof mounted PV system with 18 panels and a new 200A meter main combo.
Solar Permit (R)	25-000797	6801 Tara Manor Dr	Zach Morgan, Freedom Forever LLC, 5016075553, permitlittlerock@freedomforever.com	07/28/2025 at 9:25 AM	Installation of PV rooftop panels
Solar Permit (R)	25-001091	217 Debra Dr	Zach Morgan, Freedom Forever LLC, 5016075553, permitlittlerock@freedomforever.com	07/28/2025 at 3:27 PM	Installation of PV rooftop panels and Solar Edge Energy Bank
Solar Permit (R)	25-000562	201 Blanc Lee Ave	Jason Goodwin, JDK Acquisitions dba Quality Solar, 3122885744, jgoodwin@qualitysolarepc.com	07/03/2025 at 4:01 PM	INSTALLATION OF 25.925 kW DC ROOF MOUNT SOLAR PV SYSTEM WITH 61 - JINKO SOLAR JKM425N-54HL4-B 425W PV MODULES WITH 61 - ENPHASE IQ8MC-72-M-US (240V) MICROINVERTERS
Solar Permit (R)	25-000435	5422 Baylor Dr	Samantha Rutledge, EWD Energy Solutions LLC, 3146011556, srutledge@ewdennergysolutions.com	07/09/2025 at 11:16 AM	8.00 kW DC roof mount - THIS IS A REWORK PROJECT SENT FROM THE LENDER. THIS PROJECT HAS ALREADY BEEN INSTALLED BY ANOTHER CONTRACTOR, IT NEEDS TO BE ASSESSED FOR LENDER APPROVAL.
Solar Permit (R)	24-002230	360 Jubaka Dr	Samantha Rutledge, EWD Energy Solutions LLC, 3146011556, srutledge@ewdennergysolutions.com	07/09/2025 at 11:16 AM	20 modules- roof mounted - 8.00kW DC, 5.800 kW AC solar array
Special Event Permit	25-001104	10338 Lincoln Trl	Clay Iler, 6183971216, GKleintvaool@yahoo.com	07/01/2025 at 1:22 PM	
Special Event Permit	25-001194	5154 N Illinois St	Kimmie Cavitt, 6186047256	07/15/2025 at 3:13 PM	
Special Event Permit	25-001165	505 Fountains Pkwy	Crystal Gedris, 6188306371, crystalgedris@gmail.com	07/10/2025 at 2:16 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Special Event Permit	25-001179	10515 Lincoln Trl	MacKenzie Grayson, 6187997686, mgrayson83@gmail.com	07/14/2025 at 10:53 AM	
Special Event Permit	25-001224	5225 N Illinois St	Anthony Bond, Jazzy 159, 6185303136, abond618@gmail.com	07/18/2025 at 3:35 PM	
Temporary Sign Permit (C)	25-001198	51 Lincoln Hwy	Sean Lin, 9182199366, sean6467171515@gmail.com	07/17/2025 at 10:20 AM	FOR HIRING
Temporary Sign Permit (C)	25-001203	110 Commerce Ln	Tim Miesner, United ink, 6182350200, tim@united-ink.com	07/16/2025 at 4:18 PM	Temporary banner cover ups on their (2) pylon signs.
Temporary Sign Permit (C)	25-001186	5100 N Illinois St	Anita Gajewski, Legacy Christian Academy, 6183459571, info@legacychristianacademy.info	07/16/2025 at 3:57 PM	
Temporary Sign Permit (C)	25-001133	10055 Bunkum Rd	Don Lyon, The Upper Room Church, 6187193669, dlyon06@att.net	07/16/2025 at 3:55 PM	
Temporary Sign Permit (C)	25-001137	301 Market Pl, C	Paul Marchand, HOOTERS, 6183983374, fairview@hooters.com	07/14/2025 at 8:53 AM	We would like to hang 2 banners outside on our building that say WE ARE OPEN due to several locations other than us closing down.
Temporary Sign Permit (C)	25-001202	110 Commerce Ln	Tim Miesner, United ink, 6182350200, tim@united-ink.com	07/16/2025 at 4:19 PM	Temporary banner cover ups on their (2) pylon signs.
TOTAL				171	



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

This report summarizes activity by permit type.

from feed: 07/01/2025 - 07/31/2025

PROJECT TYPE	PASSED	FAILED	# OF RESULTS
Building Permit (C)	25	0	34
Building Permit (R)	145	24	179
Electrical Permit (C)	9	0	11
Electrical Permit (R)	8	2	12
Mechanical Permit (C)	1	1	2
Occupancy Inspection (R)	72	57	134
Occupancy Permit (C)	7	2	11
Permanent Sign Permit (C)	17	0	17
Plumbing Permit (C)	2	1	3
Plumbing Permit (R)	1	0	1
Pool Permit (R)	0	3	4
Solar Permit (R)	8	18	33
Temporary Sign Permit (C)	2	0	2

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.*

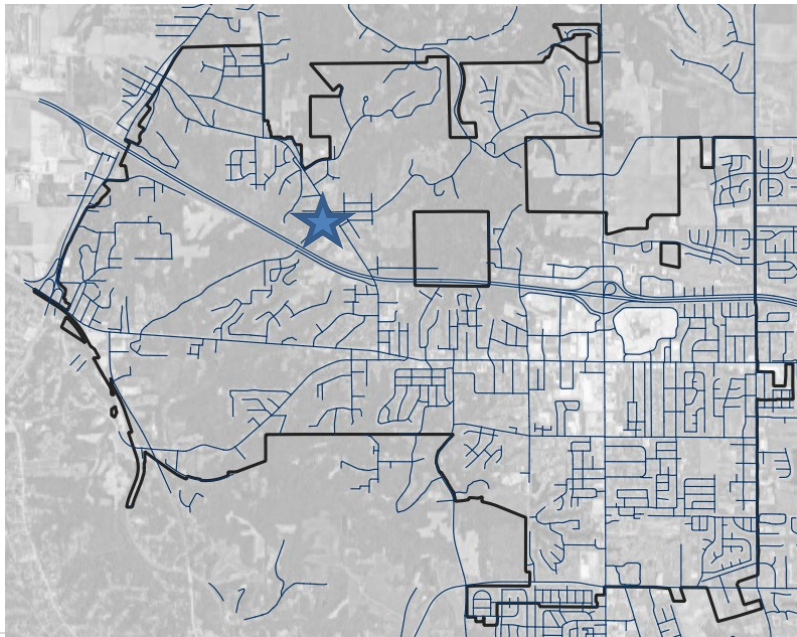
APPLICANT NAME: JPL Design & Build LLC

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.

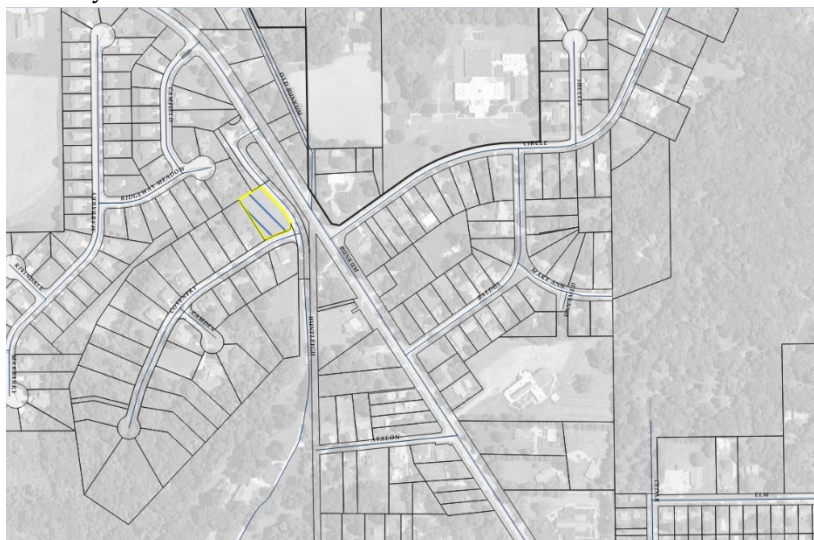
The subject property located at 29 Fairview Hills is zoned R3-Single Family Residential. This zoning district has a minimum lot size of 6,000 sq ft. The proposed plat would create one lot being 12,000 sq ft and one lot being 15,000 sq ft. Both lots would meet the minimum. Both lots meet the minimum lot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

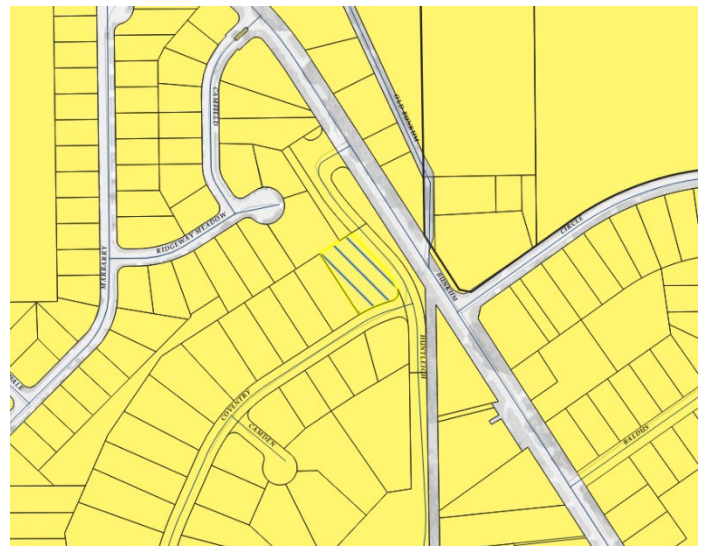
West: R-3 – Single Family Residential;

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

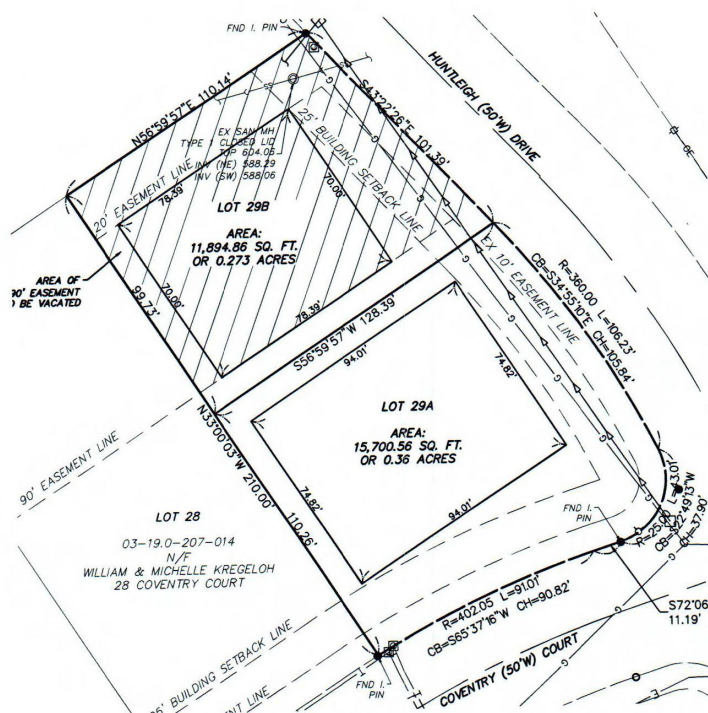


St Clair County Parcel Map Viewer

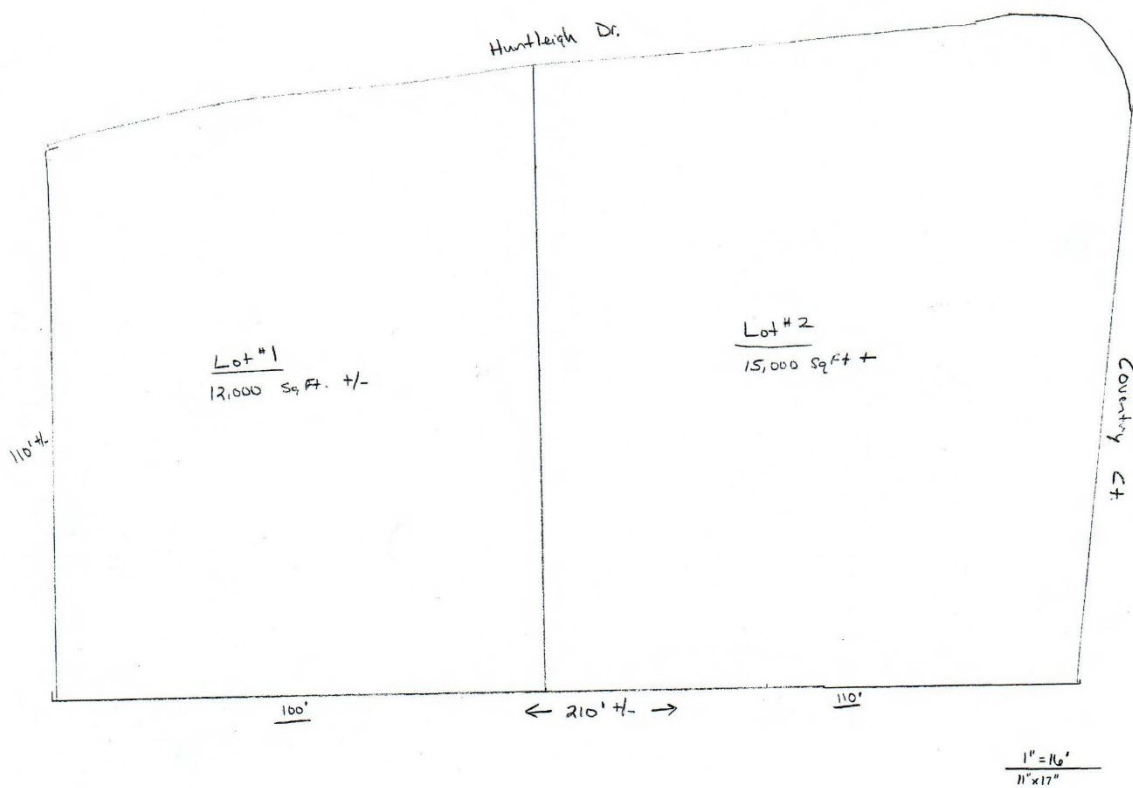
St Clair County GIS



1/



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@jlp-homes.com

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

AUTHORIZATION

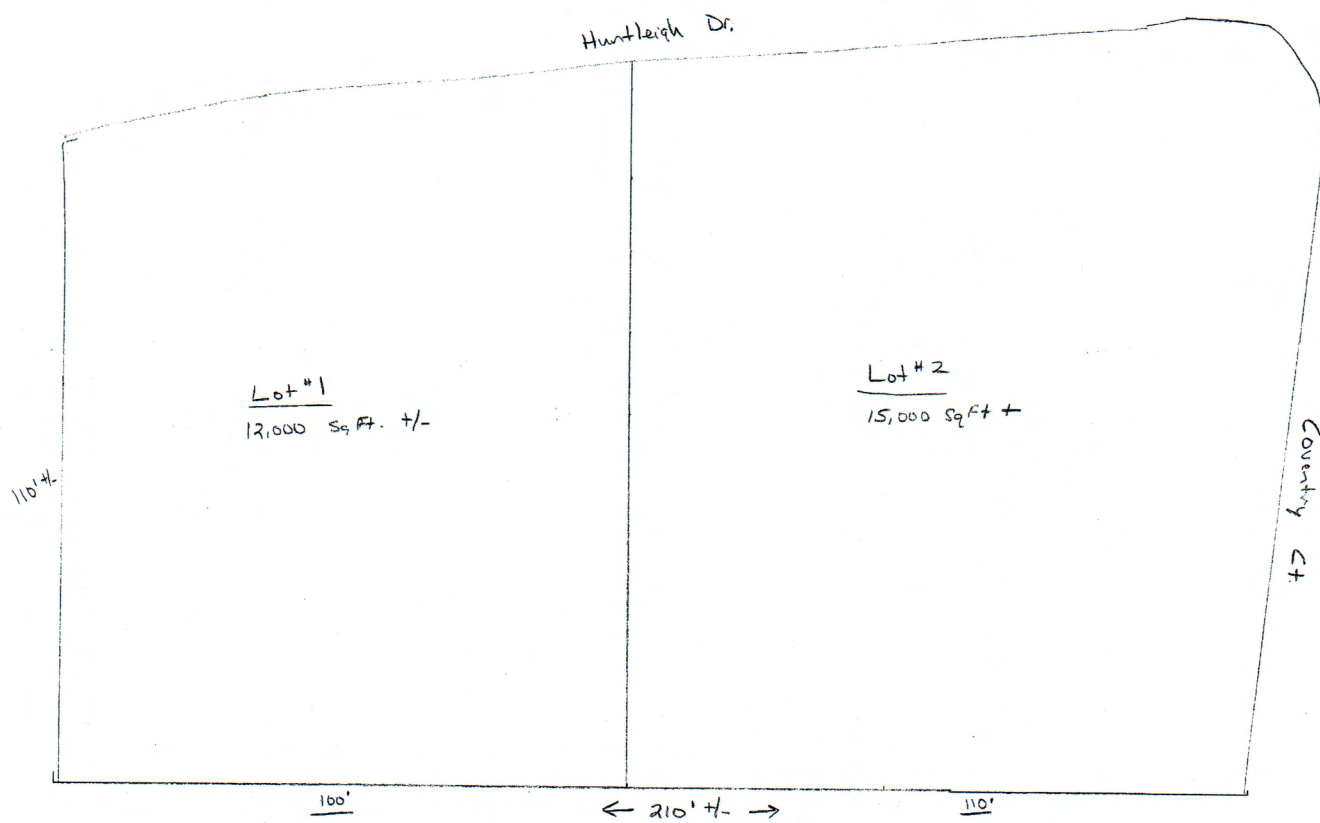
I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and are consistent with the ordinances relating to this application. I also understand that as the applicant, it is my responsibility to obtain all additional approvals, permits or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

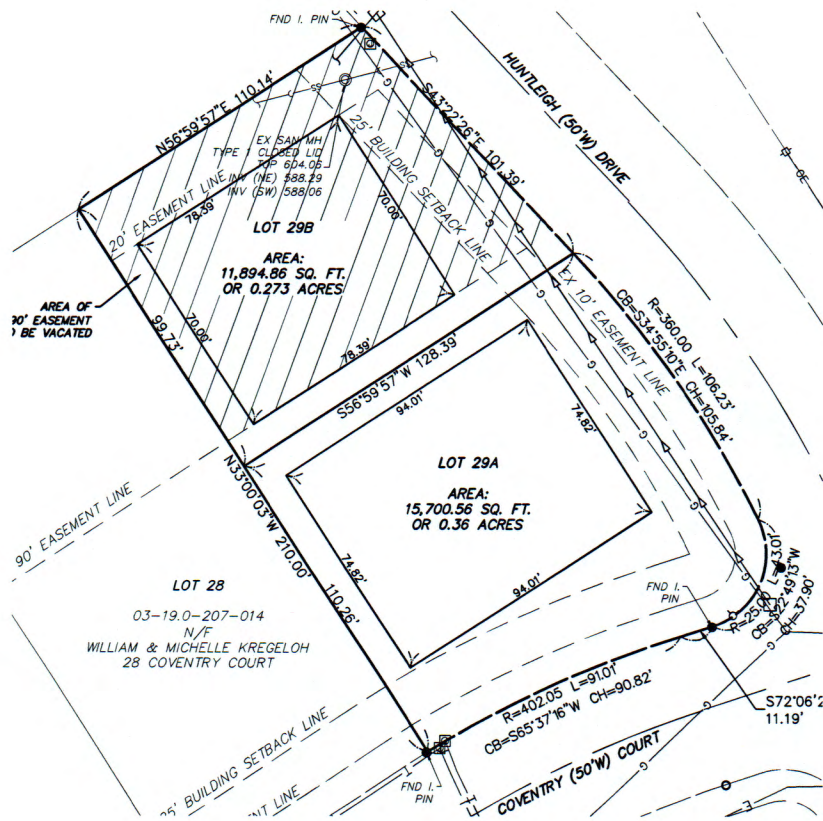
THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF THE OWNER OF RECORD OR AUTHORIZED APPLICANT/AGENT.

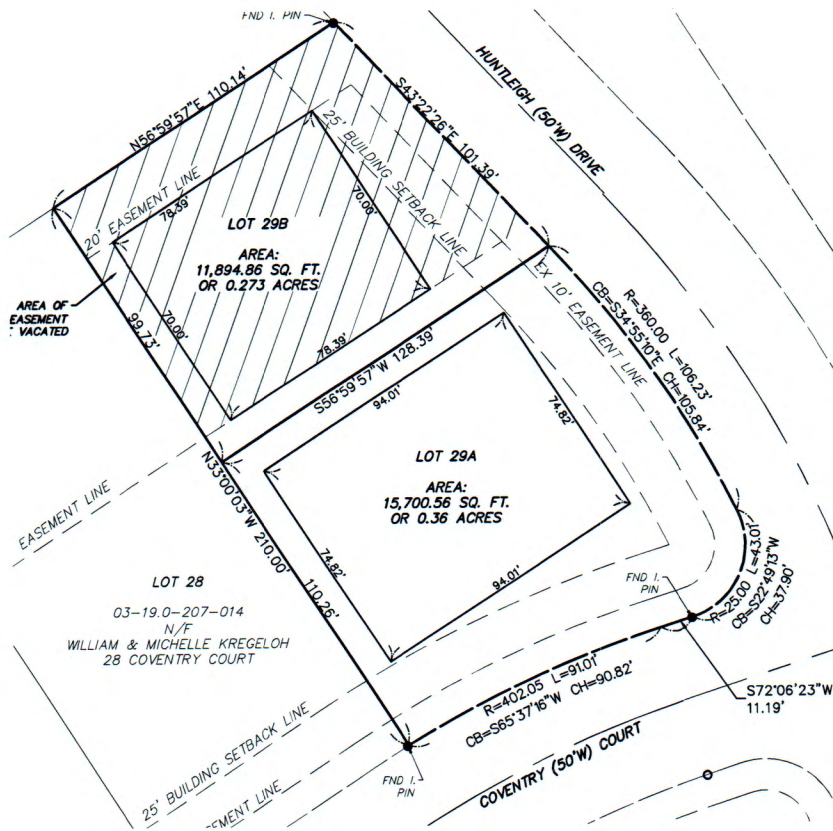
Signature of Owner: Jon L Poetter Date: 5/29/25
Printed Name: Jon L Poetter

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

SHORT FORM OF AGREEMENT BETWEEN OWNER AND ENGINEER FOR PROFESSIONAL SERVICES

THIS IS AN AGREEMENT effective as of _____ (“Effective Date”) between **City of Fairview Heights** (“Owner”) and **Thouvenot, Wade and Moerchen, Inc.** (“Engineer”).

Owner’s Project, of which Engineer’s services under this Agreement are a part, is generally identified as follows: **St. Ellen Trail, Phase 4** (“Project”).

Engineer’s services under this Agreement are generally identified as follows: **Preliminary Engineering for Shared-Use Path with local (City & MEPRD) funds** (“Services”):

SCOPE OF SERVICES:

- Topographical and boundary survey
- Coordinate with Utilities
- Perform engineering design services using IDOT BLRS guidelines and prepare construction Plans, Specifications and Estimates for the project
- Assist with any Requests for Information (RFI’s) during advertisement and bidding
- Prepare any necessary addenda to the plans
- Submit a Notice of Intent to the EPA, if necessary

If Federal grant funds are obtained, additional items may be necessary. The following items can but can be provided on an hourly basis:

- IDOT Phase I Project Development Report (PDR) and associated requirements

Other Items not included in this contract are as follows, but can also be provided on an hourly basis:

- Plat of Highways and legal descriptions for any land acquisition (assume none is needed)
- Appraisal/Negotiations services for land acquisition (assume none is needed)
- Pedestrian or Traffic counts
- Traffic Analysis
- Intersection Design Study (IDS) or Geometric Details
- Construction observation services

Owner and Engineer further agree as follows:

1.01 *Basic Agreement and Period of Service*

- A. Engineer shall provide or furnish the Services set forth in this Agreement. If authorized by Owner, or if required because of changes in the Project, Engineer shall furnish services in addition to those set forth above ("Additional Services").
- B. Engineer shall complete its Services within the following specific time period:
 - September 2025 – NTP
 - October 2025 - Survey Complete
 - January 2025 – Prefinal Plan submittal (to City & Co Hwy Dept)
 - March 2025 – Final Plan submittal (to City & Co Hwy Dept)
 - April 2025 – Letting
- C. If, through no fault of Engineer, such periods of time or dates are changed, or the orderly and continuous progress of Engineer's Services is impaired, or Engineer's Services are delayed or suspended, then the time for completion of Engineer's Services, and the rates and amounts of Engineer's compensation, shall be adjusted equitably.

2.01 *Payment Procedures*

- A. *Invoices:* Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for Services, Additional Services, and expenses within 30 days after receipt of Engineer's invoice, then (1) the amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day, and (2) in addition Engineer may, after giving seven days written notice to Owner, suspend Services under this Agreement until Engineer has been paid in full all amounts due for Services, Additional Services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension.
- B. *Payment:* As compensation for Engineer providing or furnishing Services and Additional Services, Owner shall pay Engineer as set forth in Paragraphs 2.01, 2.02 (Services), and 2.03 (Additional Services). If Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.

2.02 *Basis of Payment—Hourly Rates Plus Reimbursable Expenses*

- A. Owner shall pay Engineer for Services as follows:
 - 1. An amount equal to the cumulative hours charged to the Project by each class of Engineer's employees times standard hourly rates for each applicable billing class, plus reimbursement of expenses incurred in connection with providing the Services and Engineer's consultants' charges, if any.

2. Engineer's Standard Hourly Rates are attached as Appendix 1.
3. The total compensation for Services and reimbursable expenses is estimated to be \$49,997.

2.03 *Additional Services:* For Additional Services, Owner shall pay Engineer an amount equal to the cumulative hours charged in providing the Additional Services by each class of Engineer's employees, times standard hourly rates for each applicable billing class; plus reimbursement of expenses incurred in connection with providing the Additional Services and Engineer's consultants' charges, if any. Engineer's standard hourly rates are attached as Appendix 1.

3.01 *Termination*

A. The obligation to continue performance under this Agreement may be terminated:

1. For cause,

- a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its services is a substantial failure to perform and a basis for termination.
- b. By Engineer:
 - 1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or
 - 2) upon seven days written notice if the Engineer's Services are delayed for more than 90 days for reasons beyond Engineer's control, or as the result of the presence at the Site of undisclosed Constituents of Concern, as set forth in Paragraph 5.01.I.
- c. Engineer shall have no liability to Owner on account of a termination for cause by Engineer.
- d. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 3.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience, by Owner effective upon Engineer's receipt of written notice from Owner.

B. In the event of any termination under Paragraph 3.01, Engineer will be entitled to invoice Owner and to receive full payment for all Services and Additional Services performed or furnished in accordance with this Agreement, plus reimbursement of expenses incurred through the effective date of termination in connection with providing the Services and Additional Services, and Engineer's consultants' charges, if any.

4.01 *Successors, Assigns, and Beneficiaries*

- A. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 4.01.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
- C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

5.01 *General Considerations*

- A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer. Subject to the foregoing standard of care, Engineer and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- B. Engineer shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to such Constructor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any Constructor.
- C. Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.
- D. Engineer's opinions (if any) of probable construction cost are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Engineer. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.

- E. Engineer shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents other than those made by Engineer or its consultants.
- F. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all Services and Additional Services relating to preparation of the documents and subject to the following limitations:
 - 1. Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer;
 - 2. any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants;
 - 3. Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and
 - 4. such limited license to Owner shall not create any rights in third parties.
- G. Owner and Engineer may transmit, and shall accept, Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.
- H. To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, and (2) agree that Engineer's total liability to Owner under this Agreement shall be limited to \$50,000 or the total amount of compensation received by Engineer, whichever is greater.
- I. The parties acknowledge that Engineer's Services do not include any services related to unknown or undisclosed Constituents of Concern. If Engineer or any other party encounters, uncovers, or reveals an unknown or undisclosed Constituent of Concern, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of Services on the portion of the Project affected thereby until such portion of the Project is no longer affected, or terminate this Agreement for cause if it is not practical to continue providing Services.

- J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.
- K. This Agreement is to be governed by the law of the state in which the Project is located.
- L. Engineer's Services and Additional Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.

6.01 *Total Agreement*

- A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

7.01 *Definitions*

- A. *Constructor*—Any person or entity (not including the Engineer, its employees, agents, representatives, and consultants), performing or supporting construction activities relating to the Project, including but not limited to contractors, subcontractors, suppliers, Owner's work forces, utility companies, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.
- B. *Constituent of Concern*—Asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to (a) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq. ("CERCLA"); (b) the Hazardous Materials Transportation Act, 49 U.S.C. §§5101 et seq.; (c) the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq. ("RCRA"); (d) the Toxic Substances Control Act, 15 U.S.C. §§2601 et seq.; (e) the Clean Water Act, 33 U.S.C. §§1251 et seq.; (f) the Clean Air Act, 42 U.S.C. §§7401 et seq.; or (g) any other federal, State, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

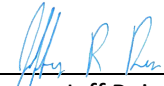
8.01 *Attachments: Appendix 1, Engineer's Standard Hourly Rates, which are updated/revised each year.*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Owner: City of Fairview Heights, IL

Engineer: TWM, Inc.

By: _____
Print name: Mark Kupsky
Title: Mayor
Date Signed: _____

By:  _____
Print name: Jeff Reis, PE, PTOE
Title: Illinois Transportation Lead
Date Signed: 8-12-25

Address for Owner's receipt of notices:
10025 Bunkum Rd, Fairview Hts, IL 62208

Address for Engineer's receipt of notices:
4940 Old Collinsville Road, Swansea, IL 62226



THOUVENOT, WADE & MOERCHEN, INC.
SCHEDULE OF FEES

Principal	\$235.00
Senior Engineer	\$196.00
Senior Project Manager	\$196.00
Project Engineer V	\$193.00
Project Engineer IV	\$190.00
Project Engineer III	\$167.00
Project Engineer II	\$161.00
Project Engineer I	\$156.00
 Project Manager IV	 \$189.00
Project Manager III	\$176.00
Project Manager II	\$160.00
Project Manager I	\$146.00
 Senior Structural Engineer	 \$207.00
Structural Engineer V	\$205.00
Structural Engineer IV	\$197.00
Structural Engineer III	\$187.00
Structural Engineer II	\$175.00
Structural Engineer I	\$164.00
 Survey Crew (3 person crew)	 \$319.00
Survey Crew (2 person crew)	\$240.00
Survey Crew (2 person crew w/Robotics or GPS)	\$250.00
Survey Crew (1 person w/Robotics or GPS)	\$160.00
Survey Crew (2 person w/3D Scanner)	\$286.00
Survey Crew (1 person w/3D Scanner)	\$221.00
 Engineer III	 \$136.00
Engineer II	\$131.00
Engineer I	\$123.00
 Surveyor V	 \$193.00
Surveyor IV	\$176.00
Surveyor III	\$158.00
Surveyor II	\$139.00
Surveyor I	\$121.00
 3D Scanning Technician	 \$174.00
Technician VI	\$124.00
Technician V	\$115.00
Technician IV	\$106.00
Technician III	\$99.00
Technician II	\$96.00
Technician I	\$88.00
Jr. Technician	\$63.00
 IT Manager	 \$158.00
Systems Administrator	\$136.00
Senior Cad Designer	\$140.00
Cad Manager	\$136.00
Cad Designer IV	\$130.00
Cad Designer III	\$126.00
Cad Designer II	\$118.00
Cad Designer I	\$98.00
 Accountant III	 \$142.00
Accountant II	\$120.00
Accountant I	\$104.00
Word Processing	\$92.00
 Air & Vacuum Testing 2 Technicians w/ Equipment	 \$237.00
Live Sewer Testing	\$304.00
Mandrel Testing 2 Technicians w/ Equipment	\$217.00
Live Sewer Testing	\$285.00
Video Testing 1 Technician w/ Equipment	\$253.00
2 Technicians w/Equipment	\$345.00
 Outside Services (Consultants, Delivery Service, Express Mail, etc.)	At Cost plus 15%
Commercial Travel, Meals, Lodging & Other Expenses	At Cost
Travel (Non local) per Mile at current GSA rate.	