



# City of Fairview Heights

CITY COUNCIL MEETING AGENDA  
10025 BUNKUM ROAD  
FAIRVIEW HEIGHTS, IL 62208  
September 01, 2026  
7:00 P.M.

The City Council meeting will be held in the Council Chambers. Participation (only) join at <https://meet.goto.com/COFH> or dial in at 1 (786) 535-3211 - Access Code: 808-004-661 - Please mute your phone during the meeting. To install the application: <https://meet.goto.com/install>

A. Pledge of Allegiance

F. Consent Agenda:

City Council Minutes – July 07, 2026  
August 18, 2026

B. Invocation

C. Call to Order

G. Committee Reports

D. Roll Call

H. Communications from Mayor

E. Public Participation

I. Communication from Elected Officials

## J. UNFINISHED BUSINESS

None

## K. NEW BUSINESS

**Proposed Ordinance No. 44-'26** an Ordinance granting an Area Bulk Variance to allow a detached carport to be 50' from the front property line, 6' from the side property line, and 5' from the dwelling at 72 Circle, Fairview Heights, PIN #03-17.0-303-001. (Community Committee)

**Proposed Ordinance No. 45-'26** an Ordinance amending Ordinance No. 190, "The Revised Code", thereby creating Section 18 of Chapter 8 – Business Regulations – Mobile Retail Vendor Licensure. (Community Committee)

**Proposed Resolution No. 49-'26** a Resolution authorizing the Mayor on behalf of the City of Fairview Heights, to enter into an Intergovernmental Agreement with Caseyville Township for the exchange of Sewer Tap-In Fee Waivers and Parking Lot Surfacing Services. (Community Committee)

**Proposed Resolution No. 50-'26** a Resolution approving a Special Use Permit at 1510 North 89<sup>th</sup> Street within the "B-3" Community Business District to allow planned unit development. (Community Committee)

**Proposed Resolution No. 51-'26** a Resolution authorizing the Mayor to enter into a purchase agreement with Morrow Brothers Ford, Inc Greenfield, Illinois, for the purchase of one (1) 2026 Ford Interceptor Police Vehicle for use by the Fairview Heights Police Department. (Administration Committee)

## L. MOTION

## M. ADJOURNMENT

**CITY OF FAIRVIEW HEIGHTS  
CITY COUNCIL MINUTES  
July 07, 2026**

The regular meeting of the Fairview Heights City Council was called to order at 7:00 p.m. by Mayor Mark T. Kupsky in the City Council Chambers, 10025 Bunkum Road, Fairview Heights, IL and also conducted virtually for guest attendees and City Council members per Resolution 4391-2021 with the Pledge of Allegiance and Invocation by City Clerk Karen Kaufhold.

**ROLL CALL**

Roll call of Aldermen present: Anthony LeFlore, James Winkeler, Brenda Wagner, Barbara Brumfield, Pat Peck, Jeff Harris, Bill Poletti, Derrick King and Frank Menn. Alderman Josh Frawley – absent not excused - attended virtually. City Clerk Karen Kaufhold and Attorney Andrew Hoerner were present.

**PUBLIC PARTICIPATION**

None

**CONSENT AGENDA**

Alderman LeFlore moved to approve the June 16, 2026 City Council Meeting Minutes. Seconded by Alderman Harris.

Roll call on the June 16, 2026 City Council Meeting Minutes showed Alderman LeFlore, Winkeler, Wagner, Brumfield, Peck, Harris, Poletti, King, Menn and Frawley. Motion passes with 10 yeas.

**COMMITTEE REPORTS**

The Mayor announced that the Administration and Operations Committee Meeting will be on Wednesday, July 15, 2026 at 7:00 P.M.

**COMMUNICATIONS FROM THE MAYOR**

Mayor Mark begins the meeting by explaining the order in which the Roll Call will called. Mayor wanted to thank Ryan Jenkins, Economic Development Assistant and Heather Hinson, Human Resource Assistant for their efforts coordinating the Drone Show. Also, thanks to our City Clerk, Karen Kaufhold and Alderman Derrick King for maintaining the tent for the City, Alderman Pat Peck for coordinating Trekking for Trash to clean the grounds, for all City Officials, staff and volunteers who's help and hard work made the America 250<sup>th</sup> Celebration a great success. One last thanks to all for coming to help celebrate the event. Mayor discussed the overwhelming volume of Fourth of July fireworks. Mayor commended the Police Department for their diligence in handling all types of calls, analyzing those who needed immediate attention on top of all the firework complaints.

**COMMUNICATIONS FROM ELECTED OFFICIALS**

Alderman Brenda Wagner announced and discussed in detail a new segment on Fairview First.

Alderman Pat Peck notified us about the upcoming Trekking for Trash on Saturday, July 11, 2026.

## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

Proposed Ordinance No. 40-'26 an Ordinance adopting the Lincoln Trail Streetscape concepts for the Lincoln Trail Corridor within the City of Fairview Heights, Illinois. Motion by Alderman Poletti. Seconded by Alderman LeFlore. Proposed Ordinance No. 40-'26 was read for the first time.

Proposed Resolution No. 39-'26 a Resolution authorizing the Mayor on behalf of the City to enter into a contract with Hanks Excavating for the demolition of 9401 Richfield Road, for a cost not to exceed \$26,000.00. Motion was made by Alderman Menn. Seconded by Alderman Wagner.

Roll call on Proposed Resolution No. 39-'26 showed Aldermen LeFlore, Winkeler, Wagner, Brumfield, Peck, Harris, Poletti, King, Menn and Frawley voting "Yea". Motion passes with 10 yeas.

Proposed Resolution No. 39-'26 passed on 10 yeas.

Proposed Resolution No. 39-'26 now becomes **RESOLUTION NO. 4719-2026**

Proposed Resolution No. 40-'26 a Resolution approving a Special Use Permit at 6211 North Illinois Street within the "B-4" Retail Business District to allow a quick service auto repair facility. Motion made by Alderman Brumfield. Seconded by Alderman LeFlore.

Alderman Wagner made a motion to amend Proposed Resolution No. 40-'26 to authorize the Land Use Director, Dallas Alley, to ensure he works with the property owner to have the proper traffic control signage placed on the property. Seconded by Alderman Peck.

Roll call to amend Proposed Resolution No. 40-'26 '26 showed Aldermen LeFlore, Winkeler, Wagner, Brumfield, Peck, Harris, Poletti, King, Menn and Frawley voting "Yea". Motion passes with 10 yeas.

Roll call on Proposed Resolution No. 40-'26 showed Aldermen LeFlore, Winkeler, Wagner, Brumfield, Peck, Harris, Poletti, King, Menn and Frawley voting "Yea". Motion passes with 10 yeas.

Proposed Resolution No. 40-'26 passed on 10 yeas.

Proposed Resolution No. 40-'26 now becomes **RESOLUTION NO. 4720-2026**

Proposed Resolution No. 41-'26 a Resolution approving a minor subdivision plat for lot 2A of the minor subdivision of Lot 2 of Lincoln Place, St. Clair County PIN 03-28.0-405-055, in the B-4 Retail Business District. Motion made by Alderman LeFlore. Seconded by Alderman Wagner.

Roll call on Proposed Resolution No. 41-'26 showed Aldermen LeFlore, Winkeler, Wagner, Brumfield, Peck, Harris, Poletti, King, Menn and Frawley voting "Yea". Motion passes with 10 yeas.

Proposed Resolution No. 41-'26 passed on 10 yeas.

Proposed Resolution No. 41-'26 now becomes **RESOLUTION NO. 4721-2026**

Motion made by Alderman Poletti moved to adjourn. Seconded by Alderman Harris. Motion carried.

Meeting adjourned at 7:16 P.M.

Respectfully submitted,

Karen Kaufhold  
CITY CLERK

**CITY OF FAIRVIEW HEIGHTS  
CITY COUNCIL MINUTES  
August 18, 2026**

The regular meeting of the Fairview Heights City Council was called to order at 7:00 p.m. by Mayor Mark T. Kupsy in the City Council Chambers, 10025 Bunkum Road, Fairview Heights, IL and also conducted virtually for guest attendees and City Council members per Resolution 4391-2021 with the Pledge of Allegiance and Invocation by City Clerk Karen Kaufhold.

**ROLL CALL**

Roll call of Aldermen present: Pat Peck, Bill Poletti, Derrick King, Frank Menn, Josh Frawley, Anthony LeFlore, James Winkeler, and Brenda Wagner. Aldermen Barbara Brumfield and Jeff Harris were excused to attend virtually. City Clerk Karen Kaufhold and Attorney Andrew Hoerner were present.

**PUBLIC PARTICIPATION**

None

**CONSENT AGENDA**

Alderman Poletti moved to approve the August 4<sup>th</sup>, 2026 City Council Meeting Minutes and Finance Director's Report and the bills and invoices presented for the payment in the amount of \$2,258,776.72. Seconded by Alderman LeFlore.

Alderman Peck motions to have the minutes amended on the roll call under consent agenda to say "Alderman Bill Poletti excused – attended virtually" and remove the word "absent" and to correct Alderman King's name from James King to Derrick King. Seconded by Alderman LeFlore.

Roll call on the motion to have the minutes amended on the roll call under consent agenda to say "Alderman Bill Poletti excused – attended virtually" and remove the word "absent" and to correct Alderman King's name from James King to Derrick King showed Aldermen Brumfield, Peck, Harris, Poletti, King, Menn, Frawley, LeFlore, Winkeler and Wagner voting "Yea". Motion passes with 10 yeas.

Roll call on the August 4<sup>th</sup>, 2026 City Council Meeting Minutes as amended and Finance Director's Report and the bills and invoices presented for the payment in the amount of \$2,258,776.72 showed Aldermen Brumfield, Peck, Harris, Poletti, King, Menn, Frawley, LeFlore, Winkeler and Wagner voting "Yea". Motion passes with 10 yeas.

**COMMITTEE REPORTS**

The Mayor announced that the Community Committee Meeting will be on Wednesday, August 19, 2026 at 7:00 P.M. immediately following a Special Administration Committee Meeting with one Finance item.

Alderman Bill Poletti inquired about the July 07, 2026 Meeting Minutes, that have not yet been approved by Council. City Clerk Karen Kaufhold stated the minutes are completed, she was waiting on a response from the City's legal counsel, which will be shared today. The July 07<sup>th</sup>, 2026 City Council Meeting Minutes will be on the next City Council Meeting Agenda, for September 01, 2026.

Mayor Kupsy briefly discussed the details of the response that was received by our legal team. Alderman Frawley's votes will be removed from the record, which does not alter the outcome of the passed legislation.

## **COMMUNICATIONS FROM THE MAYOR**

Mayor Mark begins by expressing his gratitude to the Fairview Heights Police Department for always keeping the community safe especially in light of the recent incidents that have occurred involving a shooting and a robbery. Mayor announced Sketcher's footwear will be opening before Christmas. Andrea's Steak House opened up The Rathskeller, and is now taking reservations. The Midwest Salute to the Arts Festival will start next weekend, August 28<sup>th</sup>, 2026 - August 30<sup>th</sup>, 2026. If you would like to volunteer for the festival, please feel free to contact them on their website or contact our City Clerk Karen Kaufhold for more information. On Friday, August 28, 2026 the Great Day St. Louis will be there live in the morning.

City Clerk Karen Kaufhold discussed and presented brochures for the Midwest Salute to the Arts Festival.

## **COMMUNICATIONS FROM ELECTED OFFICIALS**

None

## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

Proposed Ordinance No. 42-'26 an Ordinance amending Ordinance No. 190, "The Revised Code", thereby modifying Chapter 7 – Building Code. Proposed Ordinance No. 42-'26 was read for the second time.

Roll call on Proposed Ordinance No. 42-'26 showed Aldermen Brumfield, Peck, Harris, Poletti, King, Menn, Frawley, LeFlore, Winkeler and Wagner voting "Yea". Motion passes with 10 yeas

Proposed Ordinance No. 42-'26 passed on 10 yeas.

Proposed Ordinance No. 42-'26 now becomes **ORDINANCE NO. 2029-2026**

Proposed Resolution No. 46-'26 a Resolution authorizing the Mayor to enter into a contract on behalf of the City of Fairview Heights with DMS Contracting, Inc. for the City's Oil and Chip Program – Moody Park. Motion made by Alderman Wagner. Seconded by Alderman Poletti.

Roll call on Proposed Resolution No. 46-'26 showed Aldermen Peck, Harris, Poletti, King, Menn, Frawley, LeFlore, Winkeler and Wagner voting "Yea". Alderman Brumfield was absent from the vote, she was experiencing connection issues while attending virtually. Motion passes with 9 yeas and 1 absent.

Proposed Resolution No. 46-'26 passed on 9 yeas.

Proposed Resolution No. 46-'26 now becomes **RESOLUTION NO. 4726-2026**

Proposed Resolution No. 47-'26 a Resolution authorizing the Mayor to enter into a contract on behalf of the City of Fairview Heights with Rooters Asphalt for the Asphalt Resurfacing Program – FY27 for various streets with the City. Motion made Alderman LeFlore. Seconded by Alderman Winkeler.

Roll call on Proposed Resolution No. 47-'26 showed Aldermen Brumfield, Peck, Harris, Poletti, King, Menn, Frawley, LeFlore, Winkeler and Wagner voting "Yea". Motion passes with 10 yeas.

Proposed Resolution No. 47-'26 passed on 10 yeas.

Proposed Resolution No. 47-'26 now becomes **RESOLUTION NO. 4727-2026**

## **NEW BUSINESS- CONTINUED**

Proposed Resolution No. 48-'26 a Resolution authorizing the Mayor to enter into a contract on behalf of the City of Fairview Heights with WWCS, Inc for the Fairview Heights Council Chambers Renovation Project. Motion made Alderman Menn. Seconded by Alderman Poletti.

Roll call on Proposed Resolution No. 48-'26 showed Aldermen Brumfield, Peck, Harris, Poletti, King, Menn, Frawley, LeFlore, Winkeler and Wagner voting "Yea". Motion passes with 10 yeas.

Proposed Resolution No. 48-'26 passed on 10 yeas.

Proposed Resolution No. 48-'26 now becomes **RESOLUTION NO. 4728-2026**

Motion made by Alderman Wagner to adjourn. Seconded by Alderman LeFlore.  
Motion carried.

Meeting adjourned at 7:14 P.M.

Respectfully submitted,

Karen Kaufhold  
CITY CLERK

**PROPOSED ORDINANCE NO. 44-'26**

**AN ORDINANCE GRANTING AN AREA BULK VARIANCE TO ALLOW A DETACHED CARPORT TO BE 50' FROM THE FRONT PROPERTY LINE, 6' FROM THE SIDE PROPERTY LINE, AND 5' FROM THE DWELLING AT 72 CIRCLE, FAIRVIEW HEIGHTS, PIN #03-17.0-303-001.**

WHEREAS, the Zoning Board of Appeals on August 11, 2026 held the necessary Public Hearing and reviewed the requested Area Bulk Variance for 72 Circle Drive, Fairview Heights.

WHEREAS, the Community Committee reviewed the recommendation of the Zoning Board of Appeals on August 19, 2026 and has transmitted the Findings of Fact to the City Council.

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

SECTION 1. APPROVAL. The Area/Bulk Variance requested for Section 14-08-24 (D) pertaining to accessory structure setbacks was recommended for approval by the Zoning Board of Appeals.

SECTION 2. ADVISORY. The Findings of Fact and conditions of this variance from the Zoning Board of Appeals is attached hereto, made a part hereof and marked "EXHIBIT A."

SECTION 3. PASSAGE. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

READ FIRST TIME:

READ SECOND TIME:

PASSED:

APPROVED:

\_\_\_\_\_  
MARK T. KUPSKY- MAYOR  
CITY OF FAIRVIEW HEIGHTS

ATTEST:

Roll call of Aldermen voting "Yea"

\_\_\_\_\_  
KAREN J. KAUFHOLD - CITY CLERK

## **“EXHIBIT A”**

### **FINDINGS**

#### **ZBA-02-26**

Board member Peterson moves to recommend approval of ZBA-02-25, an Area Bulk Variance to allow a variance from Section 14-8-24 (D) to allow a carport to be 50' from the front property line rather than the 60' required, 6' from the side property line rather than the 7' required, and 5' from the dwelling rather than the 10' required. The property is addressed as 72 Circle Drive, St. Clair County PIN 03-17.0-303-001.

#### **Area Bulk Variance**

1. The request will not be injurious or detrimental to the public health, safety and welfare.
2. The applicant is requesting a variance due to geographic constraints of the parcel.
3. Strict application of the Code would deprive the applicant of reasonable use of the property.
4. The request will not alter the essential character of the area.

**PROPOSED ORDINANCE NO. 45-'26**

**AN ORDINANCE AMENDING ORDINANCE NO. 190, "THE REVISED CODE", THEREBY CREATING SECTION 18 OF CHAPTER 8 – BUSINESS REGULATIONS – MOBILE RETAIL VENDOR LICENSURE.**

WHEREAS, Chapter 8 of the Fairview Heights Municipal Code provides for the regulation of businesses within the City of Fairview Heights, and

WHEREAS, Certain provisions of the Fairview Heights Municipal Code are not consistent with current business practices, and

WHEREAS, the Fairview Heights Land Use and Economic Development Department has proposed modifications to the Fairview Heights Business Regulations code based on technical review and guidance from the Director of Finance, and

WHEREAS, the City Council of the City of Fairview Heights has determined it is in the best interest of the City to approve the aforementioned modifications and to update the Fairview Heights Business Regulations Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIRVIEW HEIGHTS, that

SECTION 1: The Fairview Heights Municipal Code shall be and is hereby amended by creating a new section within the Revised code titled Chapter 8 – Business Regulations – Section 18 – Mobile Retail Vendor Licensure, a copy of which is attached hereto as Exhibit A and is incorporated herein by reference.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 3: This ordinance shall be in full force and effect from and following its passage, approval and publication as provided by law.

READ FIRST TIME:

READ SECOND TIME:

PASSED:

APPROVED:

PUBLISHED:

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MARK T. KUPSKY - MAYOR  
CITY OF FAIRVIEW HEIGHTS

ATTEST:

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KAREN J. KAUFHOLD - CITY CLERK

Sponsored by: Community Committee

### **8-18-1 DEFINITIONS.**

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**MOBILE FOOD VEHICLE.** A motorized vehicle (sometimes referred to as a “food truck”) that may temporarily park in an area designated by this chapter, and engage in the service, sale or distribution of ready-to-eat food for individual-portion service to the general public directly from the vehicle, upon issuance of a business registration by the Finance Department and conformance with the regulations established by this chapter.

**MOBILE FOOD VEHICLE VENDOR.** The registered owner of a mobile food vehicle, or the owner’s agent or employee, and referred to in this chapter as “vendor.”

**MOBILE RETAIL VEHICLE.** A motorized vehicle (sometimes referred to as a “store truck”) that may temporarily park in an area designated by this chapter, and engage in the service, sale or distribution of retail products to the general public directly from the vehicle, upon issuance of a business registration by the Finance Department and conformance with the regulations established by this chapter.

**MOBILE RETAIL VEHICLE VENDOR.** The registered owner of a mobile retail sales vehicle, or the owner’s agent or employee, and referred to in this chapter as “vendor.”

**HEALTH DEPARTMENT.** St. Clair County Health Department.

**FIRE DEPARTMENT.** Fairview Caseyville Township Fire Protection District.

### **8-18-2 SCOPE.**

The provisions of this section apply to mobile food vehicles engaged in the business of cooking, preparing and distributing food or beverage, with or without charge, upon or in public and private spaces, and mobile retail sales vehicles engaged in the business of selling retail merchandise upon or in public and private restricted spaces. This chapter does not apply to ice cream vendors, mobile food vehicles operating at the location of their commissary kitchen, or mobile retail vehicles operating on real property owned by the owner of the vehicle.

### **8-18-3 MOBILE FOOD/RETAIL VENDOR LICENSE REQUIRED.**

(A) It shall be unlawful for any person or entity (including, but not limited to, any religious, charitable or non-profit organization) to operate a mobile food vehicle or mobile retail sales vehicle within the City without having obtained from the City a business license in addition to a mobile food/retail vendor license for such purpose.

(B) A mobile food/retail vendor license is required for each and every mobile food vehicle and/or mobile retail vehicle.

### **8-18-4 FEE.**

(A) The application fee for a license and the renewal of a license granted by Finance Department for operation of a mobile food vehicle or mobile retail vehicle shall be **fifty**

**dollars (\$50.00).** This fee is non-refundable and is used solely for the administration of this Article.

(B) Mobile food vehicles and mobile retail vehicles participating in City organized events are exempt from an application fee.

#### **8-18-5 BUSINESS REGISTRATION APPLICATION.**

(A) The license required by this chapter shall be issued in accordance with Article IX of Chapter 8 of this revised code regarding business registration.

(B) Any person or entity desiring to operate a mobile food vehicle or mobile retail vehicle shall make a written application for such license to the Department of Land Use and Economic Development. The application for a mobile food/retail vendor license shall be on forms provided by the Finance Department. In addition to the information prescribed by the Finance Department under 110 Article IX of Chapter 8, the application shall the following information:

- (1) Registration fee;
- (2) The name, signature, phone number, email address, home address, and business address of the applicant, and the name and address of the owner if the applicant is not the owner of the business;
- (3) A copy of the driver's license or state identification card of the individual applying for the mobile food vehicle business registration or mobile retail vehicle business registration;
- (4) A proposed service route and hours of operation with a detailed schedule of times and locations where the mobile food truck will be stationary and serving food;
- (5) A description of the preparation methods and food product offered for sale, including the intended menu;
- (6) A description and a photograph of the mobile food vehicle or mobile retail vehicle to be used, including the license plate and registration number, the vehicle identification number (VIN number), the year, the make and the model of the vehicle, and its dimensions, which shall not exceed 36 feet in length or nine feet in width;
- (7) Copies of all necessary licenses and permits from the county, including the current health department permit for mobile food vendor;
- (8) Certification that the vehicle passed all necessary safety inspection required by the Fairview Caseyville Township Fire Protection District;
- (9) For mobile food vehicles performing cooking operations that produce grease-laden vapors, proof of certification of a fire suppression system;
- (10) Proof of an insurance policy, in a minimum amount of \$250,000, issued by an insurance company licensed to do business in the state, covering all claims for damages to property and bodily injury, including death, that may arise from operation under or in connection with the license or permit. The insurance policy shall name the

City as an additional insured, and shall provide that the policy shall not terminate or be canceled prior to the expiration date without 30 days' advance written notice to the City.

(C) Any application for a mobile food vehicle or mobile retail vehicle vendor license may be denied. Any mobile food vehicle or mobile retail vehicle vendor license may be suspended or revoked for any of the following causes:

- (1) Fraud or misrepresentation contained in the business registration application;
- (2) Fraud or misrepresentation made in the course of operating the business;
- (3) Conduct that creates a public nuisance, or otherwise constitutes a danger to the public health, safety, welfare or morals;
- (4) Conduct contrary to the provisions of this chapter and Article IX of Chapter 8;
- (5) Failure to comply with the provisions of this chapter or any other applicable rules or regulations promulgated by the City;
- (6) Failure to pay any required food and beverage tax when due, where such tax remains delinquent for sixty (60) consecutive days;

Penalty, see Section 10 of this Article.

#### **8-18-6 LIMITATION ON THE NUMBER OF BUSINESS LICENSES.**

A separate mobile food/retail vendor license shall be obtained for each vehicle used by the mobile food vehicle or mobile retail vehicle vendor.

#### **8-18-7 BUSINESS LICENSE RENEWAL.**

(A) A mobile food/retail vendor license issued under this chapter shall be valid for a period of one year, commencing on January 1 of each year and shall terminate on December 31 of the same year, unless suspended or revoked for cause. A mobile food/retail vendor license shall not be assignable or transferable.

(B) The renewal of a license does not guarantee renewal of the previously approved route. The Department of Land Use and Economic Development reserves the right to add, remove, or reapportion available locations among mobile food vehicle and mobile retail vehicle operations at renewal.

#### **8-18-8 REGULATIONS.**

(A) No operator of a mobile food vehicle or mobile retail vehicle shall park, stand or move a vehicle and conduct business within areas of the City where the mobile food/retail vendor license holder has not been authorized to operate. All mobile food vehicles and mobile retail vehicles shall operate in conjunction with a special event permit that shall be reviewed and approved by the Department of Land Use and Economic Development in accordance to Article XII of Chapter 8.

(B) All mobile food vehicle and mobile retail vehicle vendor licenses issued under this chapter shall be kept conspicuously posted on the vehicle at all times.

(C) All mobile food vehicles and mobile retail vehicles shall comply with the following requirement: Compressors, auxiliary engines, generators, batteries, battery chargers, gas-fueled water heaters and similar equipment shall be installed so as to be accessible only from outside the vehicle.

(D) The customer service area for mobile food vehicles shall be on the side of the truck that faces a curb, lawn or sidewalk when parked. No food service shall be provided on the driving lane side of the truck. No food shall be prepared, sold or displayed outside of a mobile food vehicle.

(E) No mobile food vehicle vendor shall provide or allow any dining area that exceeds 100 square feet or is further than 20 feet from the mobile food vehicle, including, but not limited to, table and chairs, booths, stools, benches or stand-up counters.

(F) Mobile food vehicle vendors shall, at all times, possess a valid St. Clair County health department permit and a certificate from the Fairview Caseyville Township Fire Protection District.

(G) All mobile food vehicle vendors shall provide a waste container for public use, which the vendor shall empty at its own expense. All trash and garbage originating from the operation of mobile food vehicles shall be collected and disposed of off-site by the operators, at least each day and as often as is reasonable to protect the public health, safety and welfare. Spills of food or food byproducts shall be cleaned up. No dumping of gray water within the City shall be permitted.

(H) No mobile food vehicle or mobile retail vehicle shall make or cause to be made any public nuisance.

(I) No mobile food vehicle or mobile retail vehicle shall sound or permit the sounding of any device that produces a loud and raucous noise, or use or operate any loudspeaker, public address system, radio, sound amplifier or similar device to attract the attention of the public.

(J) Signage is only allowed when placed on mobile food vehicles. One temporary, separate freestanding sign, not to exceed 12 square feet, is permitted.

(K) No flashing or blinking lights, strobe lights, or related signage are allowed on mobile food vehicles or mobile retail vehicles when they are parked and engaged in serving customers.

(L) Mobile food vehicles and mobile retail vehicles are only permitted in commercially zone areas.

Exceptions:

(1) Mobile food vehicles or mobile retail vehicles participating in City organized events;

(2) Mobile food vehicles or mobile retail vehicles operating on City property or on public right-of-way immediately adjacent to property owned by the City, provided that the Department of Land Use and Economic Development obtained prior written

approval from the Director of the department having jurisdiction over that property or event.

(M) Mobile food vehicles and mobile retail vehicles shall be parked in conformance with all applicable parking restrictions, when parked on public streets.

(N) Mobile food vehicles and mobile retail vehicles shall not, under any circumstances, park, stop or stand upon any street during the hours when parking, stopping or standing has been prohibited by signs or curb markings, or is prohibited by statute or ordinance.

(O) Mobile food vehicles and mobile retail vehicles shall not in any way restrict or interfere with the ingress or egress of the abutting property owner or tenant, or otherwise hinder the lawful parking or operation of other vehicles.

(P) Mobile food vehicles or mobile retail vehicles shall not increase traffic congestion or delay, or constitute a hazard to traffic, life or property, or an obstruction to adequate access to fire, police or sanitation vehicles.

(Q) Mobile food vehicles and mobile retail vehicles shall not park, stop or stand upon any street, or remain in the roadway, except when at the curb for the purpose of vending therefrom.

(R) A vendor shall not operate a mobile food vehicle or mobile retail vehicle within 500 feet of any fair, festival, special event or civic event that has been approved by the City, unless the vendor has been approved as a part of the event.

(S) A vendor shall not operate on private property without first obtaining written consent from the affected property owner. A private property owner shall not permit parking by a mobile food vehicle or mobile retail vehicle, until a business registration and a special event permit has been granted by the City.

(1) Special event permits on private property shall be granted only after a written request has been approved by the Director of Land Use and Economic Development.

(T) Any power or fuel required for the mobile food vehicle or and mobile retail vehicle shall be self-contained. A mobile food vehicle or and mobile retail vehicle shall not use utilities drawn from the public right-of-way. Mobile food vehicles and mobile retail vehicles on private property may use electrical power from the property being occupied or an adjacent property, but only when the property owner provides written consent to do so. All power sources must be self-contained. No power cable or equipment shall be extended at or across any public street, alley or sidewalk.

(U) Mobile food vehicles and mobile retail vehicles shall not operate within:

- (1) Fifteen (15) feet of any entranceway to any building;
- (2) Fifteen (15) feet of any driveway entrance to a police or fire station;
- (3) Fifteen (15) feet of any other driveway;
- (4) Fifty (50) feet of a crosswalk or intersection;

(5) Twenty-five (25) feet of any bus stop sign.

(6) In the case of mobile food vehicles, not operate within 250 feet of an existing restaurant building during the hours when it is open for business. Exception: In the case all existing restaurant buildings within 250 feet of the mobile food vehicle give written permission for the mobile food vehicle to operate, it shall be permissible for the mobile food vehicle to operate within the aforementioned area.

(7) In the case of mobile retail vehicles, not operate within 250 feet of an existing retail building selling similar products during the hours when it is open. Exception: In the case all existing retail buildings within 250 feet of the mobile retail vehicle give written permission for the mobile retail vehicle to operate, it shall be permissible for the mobile retail vehicle to operate within the aforementioned area.

(V) The issuance of a mobile food vehicle or mobile retail vehicle business registration does not grant or entitle the vendor to the exclusive use of any street or parking space.

(W) A mobile food vehicle or mobile retail vehicle shall not operate for more than three consecutive days at a singular location.

Penalty, see Section 10 of this Article.

#### **8-18-9 ENFORCEMENT.**

(A) Any person operating a mobile food vehicle or mobile retail vehicle in violation of any provision of this chapter shall be subject to all other enforcement provisions of this chapter and Article IX of Chapter 8.

(B) Any mobile food/retail vendor license issued under this chapter may be revoked, suspended or not renewed by the Land Use and Economic Development Director for failure to comply with the provisions of this chapter and any rules or regulations promulgated by the City.

#### **8-18-10 PENALTY.**

Any person or entity convicted of a violation of any section of this chapter shall be subject to a fine of not less than \$25, nor more than \$750, for each such offense.

**PROPOSED RESOLUTION NO. 49-'26**

**A RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF THE CITY OF FAIRVIEW HEIGHTS, TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH CASEYVILLE TOWNSHIP FOR THE EXCHANGE OF SEWER TAP-IN FEE WAIVERS AND PARKING LOT SURFACING SERVICES**

WHEREAS, the City of Fairview Heights is undertaking public improvement projects at Pleasant Ridge Park, located at 401 Pleasant Ridge Road, Fairview Heights, Illinois 62208, and The REC Fieldhouse, located at 9950 Bunkum Road, Fairview Heights, Illinois 62208; and

WHEREAS, the City Projects will require sanitary sewer connections to the Caseyville Township Sewer System; and

WHEREAS, Caseyville Township owns and operates the Caseyville Township Sewer System and has agreed to waive sewer tap-in and connection fees associated with the Pleasant Ridge Park Project and The REC Fieldhouse Project; and

WHEREAS, Caseyville Township owns and maintains parking lots serving the Caseyville Township Baseball Diamond that are in need of resurfacing by means of oil and chip (chip seal) application; and

WHEREAS, the City of Fairview Heights maintains the equipment, materials, personnel, and expertise necessary to perform the oil and chip surfacing work; and

WHEREAS, the City of Fairview Heights and Caseyville Township have determined that the exchange of services and fee waivers is of substantially equivalent value, serves a public purpose, promotes the efficient use of public resources, and is in the best interests of the residents of both the City and the Township; and

WHEREAS, the City of Fairview Heights and Caseyville Township desire to enter into an Intergovernmental Agreement setting forth the terms and conditions of the fee waivers and parking lot surfacing services.

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

The Mayor is hereby authorized to enter into an Intergovernmental Agreement with Caseyville Township for the waiver of sewer tap-in and connection fees associated with the Pleasant Ridge Park Project and The REC Fieldhouse Project, in exchange for the City of Fairview Heights providing oil and chip (chip seal) surfacing of the parking lots serving the Caseyville Township Baseball Diamond.

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:

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KAREN KAUFHOLD, CITY CLERK

SPONSORED BY: Community Committee

**INTERGOVERNMENTAL AGREEMENT  
BETWEEN CASEYVILLE TOWNSHIP, ILLINOIS,  
AND THE CITY OF FAIRVIEW HEIGHTS, ILLINOIS**

**THIS INTERGOVERNMENTAL AGREEMENT** (the “Agreement”) is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2026 (the “Effective Date”), by and between **CASEYVILLE TOWNSHIP**, a township organized and existing under the laws of the State of Illinois and the Illinois Township Code, 60 ILCS 1/1-1 *et seq.*, which owns and operates the Caseyville Township Sewer System (the “Township”), and the **CITY OF FAIRVIEW HEIGHTS**, an Illinois municipal corporation (the “City”). The Township and the City are sometimes referred to herein individually as a “Party” and collectively as the “Parties.”

**RECITALS**

**WHEREAS**, Article VII, Section 10 of the Constitution of the State of Illinois of 1970 authorizes units of local government to contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law, and to use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

**WHEREAS**, the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, authorizes and encourages intergovernmental cooperation and provides that any power or powers, privileges, or authority exercised or which may be exercised by a unit of local government may be exercised and enjoyed jointly with any other unit of local government; and

**WHEREAS**, the Township owns and operates the Caseyville Township Sewer System, which provides sanitary sewer service within its service area, including territory within the corporate limits of the City, and in connection therewith assesses and collects sewer tap-in and connection fees; and

**WHEREAS**, the City is undertaking two public improvement projects within its corporate limits: (i) improvements to Pleasant Ridge Park, located at 401 Pleasant Ridge Road, Fairview Heights, Illinois 62208 (the “Pleasant Ridge Park Project”); and (ii) The REC Fieldhouse, located at 9950 Bunkum Road, Fairview Heights, Illinois 62208 (the “REC Fieldhouse Project” and, together with the Pleasant Ridge Park Project, the “City Projects”), each of which will require one or more tap-ins to the Caseyville Township Sewer System; and

**WHEREAS**, the Township owns and maintains a parking lot serving the Caseyville Township Baseball Diamond (the “Township Parking Lot”), which are in need of resurfacing by means of oil and chip (chip seal) application; and

**WHEREAS**, the City maintains the equipment, materials, personnel, and expertise necessary to perform oil and chip surfacing work; and

**WHEREAS**, the Parties have determined that an exchange of the services and fee waivers described herein is of substantially equivalent value, serves a public purpose, promotes the efficient use of public resources, and is in the best interests of the residents of both the Township and the City; and

**WHEREAS**, the Board of Trustees of the Township and the City Council of the City have each duly authorized the execution and delivery of this Agreement;

**NOW, THEREFORE**, in consideration of the foregoing recitals, which are incorporated herein and made a part of this Agreement, and the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

#### **SECTION 1. WAIVER OF SEWER TAP-IN FEES BY THE TOWNSHIP.**

**1.1** The Township hereby waives, and shall not assess, charge, or collect from the City, any sewer tap-in fees, connection fees, or similar charges otherwise payable to the Township or the Caseyville Township Sewer System in connection with sanitary sewer connections made for the Pleasant Ridge Park Project.

**1.2** The Township hereby waives, and shall not assess, charge, or collect from the City, any sewer tap-in fees, connection fees, or similar charges otherwise payable to the Township or the Caseyville Township Sewer System in connection with sanitary sewer connections made for the REC Fieldhouse Project.

**1.3** The waivers set forth in Sections 1.1 and 1.2 are limited to sewer tap-in and connection fees for the two City Projects identified herein and do not extend to any other project, property, or connection. The waivers do not relieve the City of the obligation to (i) apply for and obtain all permits otherwise required for connection to the Caseyville Township Sewer System; (ii) comply with all applicable Township sewer ordinances, rules, regulations, and construction and inspection standards; or (iii) pay any recurring sewer user charges, usage rates, or other periodic service charges applicable to the City Projects following connection.

#### **SECTION 2. PARKING LOT SURFACING SERVICES BY THE CITY.**

**2.1** In exchange for the fee waivers described in Section 1, the City shall, at its sole cost and expense, perform oil and chip (chip seal) surfacing of the Township Parking Lots serving the Caseyville Township Baseball Diamond, consisting of an area of approximately 520 feet by 111 feet (approximately 57,720 square feet) (the “Work”).

**2.2** The Work shall include, without limitation: (i) surface preparation of the Township Parking Lots, including sweeping, cleaning, and preparatory application of road oil; (ii) application of road oil (bituminous material) at an appropriate and customary application rate; and (iii) application and rolling of slag chips as cover aggregate, all performed in a good and workmanlike manner consistent with accepted practices for oil and chip surfacing of comparable public parking facilities in St. Clair County, Illinois.

**2.3** The City shall furnish all labor, equipment, materials, and supervision necessary to complete the Work. The City may perform the Work with its own forces or, at its election, through a qualified contractor procured by the City in accordance with applicable law, provided that the City shall remain responsible to the Township for completion of the Work in accordance with this Agreement.

**2.4** The Work shall be completed on or before September 30, 2026, subject to reasonable delays caused by weather or other conditions beyond the City's reasonable control. The Parties shall coordinate scheduling of the Work so as to minimize disruption to Township programs and events at the Caseyville Township Baseball Diamond.

**2.5** Upon completion of the Work, the Township shall have a period of ten (10) business days to inspect the Work. The City shall promptly correct any portion of the Work reasonably identified by the Township as not conforming to the standards set forth in Section 2.2.

### **SECTION 3. CONSIDERATION; EQUIVALENCY OF EXCHANGE.**

The Parties acknowledge and agree that the fee waivers provided by the Township under Section 1 and the Work provided by the City under Section 2 constitute full, adequate, and mutual consideration for the obligations of each Party under this Agreement, that the exchange is of substantially equivalent value, and that no monetary payment shall be owed by either Party to the other under this Agreement except as may arise from a Party's failure to perform its obligations hereunder.

### **SECTION 4. TERM.**

This Agreement shall take effect on the Effective Date and shall remain in effect until both Parties have fully performed their respective obligations hereunder, unless earlier terminated by mutual written agreement of the Parties. The waivers described in Section 1 shall survive with respect to connections made for the City Projects.

### **SECTION 5. INSURANCE; INDEMNIFICATION.**

**5.1** While performing the Work upon Township property, the City shall maintain, or shall cause its contractor to maintain, commercial general liability insurance, automobile liability insurance, and workers' compensation insurance in amounts customary for public works of similar scope,

and shall furnish evidence thereof to the Township upon request. Participation by either Party in a self-insurance pool or intergovernmental risk management program shall satisfy the requirements of this Section.

**5.2** To the extent permitted by law, each Party shall indemnify and hold harmless the other Party, and its officials, officers, employees, and agents, from and against claims, damages, losses, and expenses, including reasonable attorneys' fees, arising out of the negligent acts or omissions or willful misconduct of the indemnifying Party, its officials, officers, employees, agents, or contractors, in the performance of this Agreement.

**5.3** Nothing in this Agreement shall be construed as a waiver by either Party of any immunity, defense, or limitation available under the Local Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101 *et seq.*, or any other applicable law.

## **SECTION 6. COMPLIANCE WITH LAWS; PREVAILING WAGE.**

Each Party shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations in the performance of this Agreement, including, to the extent applicable, the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 *et seq.*

## **SECTION 7. NOTICES.**

All notices required or permitted under this Agreement shall be in writing and shall be deemed given when delivered personally, deposited in the United States mail, certified, return receipt requested, postage prepaid, or sent by a nationally recognized overnight courier, addressed as follows (or to such other address as a Party may designate by notice given in accordance with this Section):

### **If to the Township:**

Caseyville Township  
Attn: Township Supervisor  
10001 Bunkum Rd,  
Fairview Heights, IL 62208

### **If to the City:**

City of Fairview Heights  
Attn: Mayor  
10025 Bunkum Road  
Fairview Heights, Illinois 62208

## **SECTION 8. GENERAL PROVISIONS.**

**8.1 Entire Agreement; Amendment.** This Agreement constitutes the entire agreement between the Parties with respect to its subject matter and supersedes all prior negotiations, representations, and agreements, whether written or oral, relating thereto. This Agreement may be amended only by a written instrument executed by both Parties with the same formality as this Agreement.

**8.2 Governing Law; Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. Venue for any action arising out of this Agreement shall lie exclusively in the Circuit Court of St. Clair County, Illinois.

**8.3 No Third-Party Beneficiaries.** This Agreement is for the sole benefit of the Parties, and nothing herein shall be construed to confer any right, benefit, or remedy upon any person or entity not a Party hereto.

**8.4 Assignment.** Neither Party may assign this Agreement or any right or obligation hereunder without the prior written consent of the other Party, except that the City may cause the Work to be performed by a contractor as provided in Section 2.3.

**8.5 Severability.** If any provision of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

**8.6 No Joint Venture; No Waiver of Immunities.** Nothing in this Agreement shall be construed to create a partnership, joint venture, or agency relationship between the Parties, nor to constitute a waiver of any right, immunity, or defense available to either Party under applicable law.

**8.7 Authority.** Each person executing this Agreement on behalf of a Party represents and warrants that he or she has been duly authorized to do so by all necessary action of the governing body of that Party.

**8.8 Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

**IN WITNESS WHEREOF,** the Parties have caused this Agreement to be executed by their duly authorized officers as of the Effective Date.

**CASEYVILLE TOWNSHIP,  
an Illinois Township Corporation**

By: \_\_\_\_\_  
Township Supervisor

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Township Clerk

**CITY OF FAIRVIEW HEIGHTS,  
an Illinois Municipal Corporation**

By: \_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
City Clerk

**PROPOSED RESOLUTION NO. 50-'26**

**A RESOLUTION APPROVING A SPECIAL USE PERMIT AT 1510 N 89<sup>th</sup> STREET WITHIN THE "B-3" COMMUNITY BUSINESS DISTRICT TO ALLOW PLANNED UNIT DEVELOPMENT.**

WHEREAS, the Planning Commission on August 11, 2026 held the necessary Public Hearing and reviewed the Development Plan application and has transmitted its Advisory Report recommending approval of the application to the City Council.

WHEREAS, the Community Committee of City Council on August 19, 2026 reviewed the Development Plan application and the Planning Commission Advisory Report and recommended forwarding same to the full City Council for consideration recommending approval of the application.

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

SECTION 1. APPROVAL. The Special Use Permit for 1540 North 89<sup>th</sup> Street within the "B-3" Community Business District to allow a detailing and car wash facility is hereby approved.

SECTION 2. CONDITIONS. The conditions of this Special Use Permit are contained in the Findings of Fact adopted by Planning Commission Resolution PC 06-26 and attached hereto, made a part hereof and marked "EXHIBIT A."

SECTION 3. SUPPORTING DOCUMENTS. A copy of the Planning Commission's Advisory Report is attached hereto, made a part hereof and marked "EXHIBIT B." A copy of the application documents are attached hereto made a part hereof and marked "EXHIBIT C."

SECTION 4. PASSAGE. 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

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

RESOLUTION PC 06-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A SPECIAL USE PERMIT FOR PAUL SUDS DETAILING AND CAR WASHING FACILITY AT 1510 NORTH 89<sup>TH</sup> STREET

WHERE AS, Giaco Granger, hereinafter referred to as the "Applicant," applied for a Special Use Permit for approval of a Paul Suds Detailing and Pressure Washing at parcel number 02-24.0-302-057; commonly known as 1510 North 89<sup>th</sup> Street; and

WHEREAS, the Fairview Heights Development Code requires that car wash facilities in the B3- Community Business District be approved as a special use;

WHEREAS, the Applicant has properly applied for a Special Use permit.

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on August 11, 2026, and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the subject property is zoned "B3" Community Business District.
3. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this approval.
4. That the Director of Land Use and Development, and his designee, shall have the right to inspect the premises for compliance and safety purposes.
5. That this Approval shall automatically expire if the use is not initiated within one year of City Council Approval.
6. That the Applicant shall obtain all required permits and comply with all ordinances and codes.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner \_\_\_\_\_.

Upon vote being taken thereon, the following voted in favor thereof: Herrington, Fowler, Wesemann, Hoppe, McDermott, Smith, Baldwin, Hutchison, Hopkins.

And the following voted against the same: None

And the following abstained: None

And the following was absent: Janice Petroff

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 11th day of August 2026.

*Sunyatta McDermott*

\_\_\_\_\_  
Planning Commission Chairman

ATTEST:

*Dallas Alley*

\_\_\_\_\_  
Land Use Director



## DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

### TRANSMITTAL TO PLANNING COMMISSION

**APPLICATION NUMBER:** PC 06-26

**REQUEST:** Special Use Permit for detailing and car wash facility located at 1510 N 89<sup>th</sup> St, Fairview Heights. Also identified by St. Clair County PIN(s) 02-24.0-302-057. *VOTE REQUESTED.*

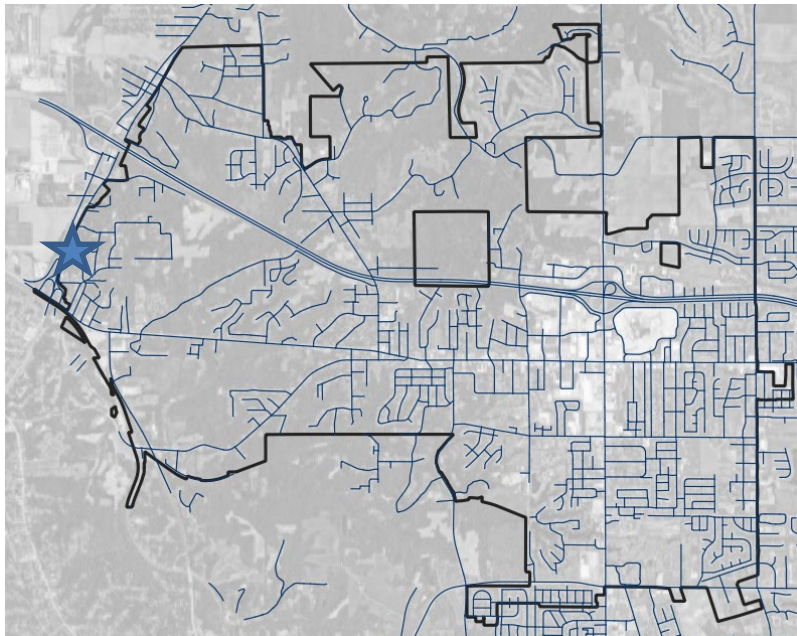
**APPLICANT NAME:** Giaco Granger

**MEETING DATE:** August 11, 2026

**ZONING:** B3 – Community Business

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

**GENERAL LOCATION:**



## STAFF ADVISORY

## 1. BACKGROUND

The City of Fairview Heights Development Code divides the City into districts and establishes a set of land uses that are either “permitted” or “special”. Permitted uses are compatible land uses authorized as a matter of right. Special uses are those that may cause potential conflict depending on the scope of the operation. A special use may be allowed after a review by Plan Commission and City Council, in accordance with Development Code section 14-10-8. Each special use is evaluated on its own merits.

The applicant is seeking approval for the operation of a detailing and carwash facility

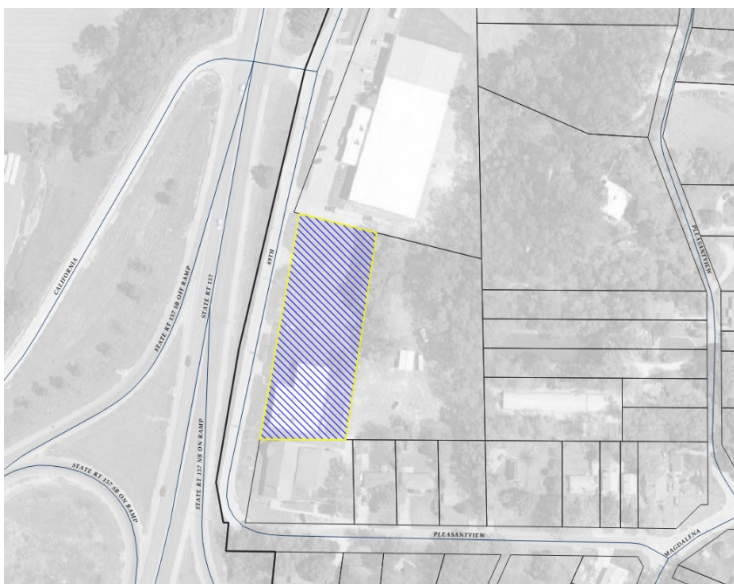
The subject property is located at 1510 N 89<sup>th</sup> St, and is zoned B-3 – Community Business. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. The car wash use is permitted as a special use; however, a Special Use Permit is required.

## 2. DISCUSSION

## Context

The subject site is located in the western portion of the city, south of Interstate 64, and east of State Rt 157. It is comprised of one parcel.

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



## Zoning: Site and Surrounding Areas

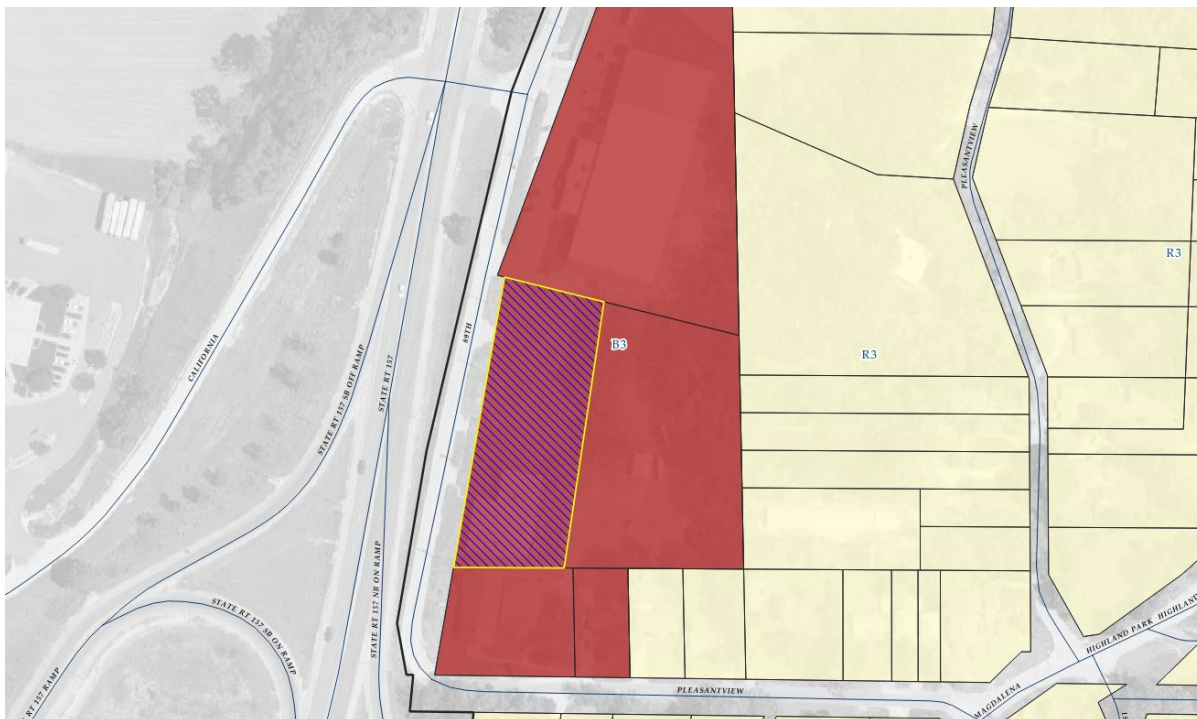
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B3 – Community Business;

South: B3 and R3 – Community Business and Single Family Residential;

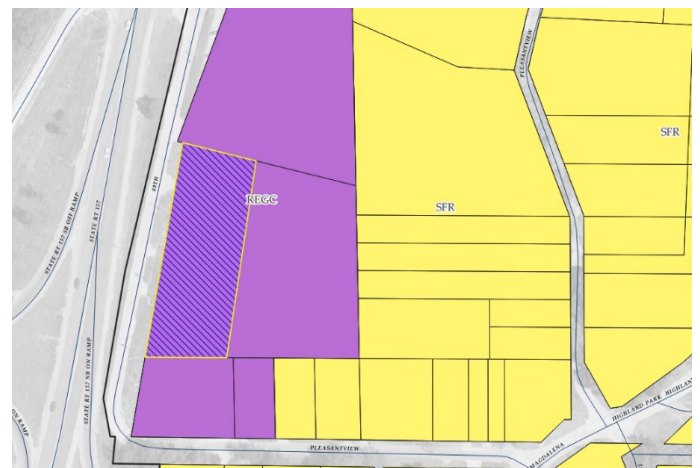
West: Outside the City Limits

East: R3 – B3 and R3 – Community Business and Single Family Residential;

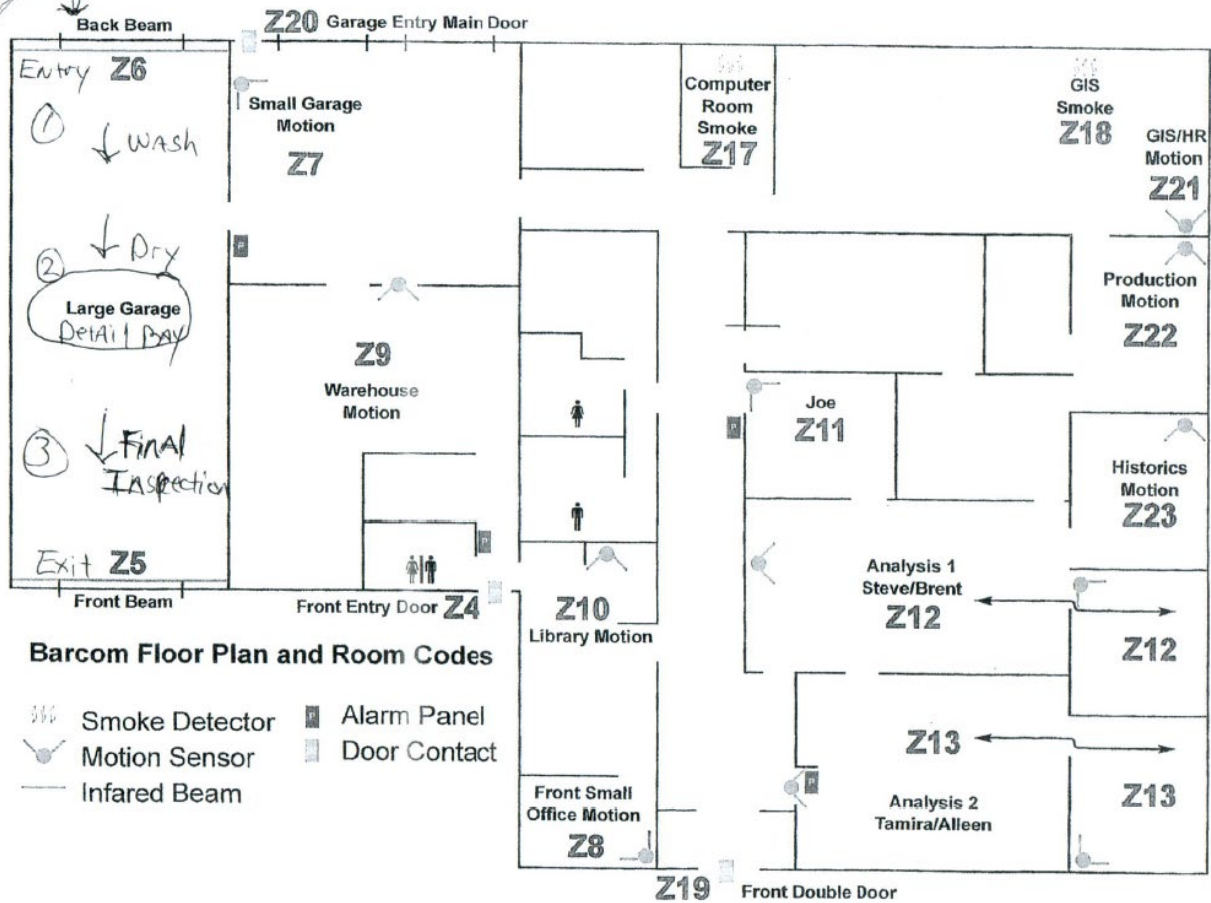


## Future Land Use: Site and Surrounding Areas

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



# Site Plan



|                                                              |                           |
|--------------------------------------------------------------|---------------------------|
| <b>Z1</b> - Not Assigned                                     | <b>Z14</b> - Not Assigned |
| <b>Z2</b> - Fire: Wired Smoke/Heat Detectors (Building-wide) | <b>Z15</b> - Not Assigned |
| <b>Z3</b> - Siren Tamper                                     | <b>Z16</b> - Not Assigned |

## I. Analysis: Site Development

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

(a) *Permitted uses, including maximum floor area.*

*The use of a car wash is permitted in the B3 Community Business District as a special use.*

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

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

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

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

(c) *Height limitations.*

*The building height meets the height requirements for B-3.*

(d) *Minimum yard requirements.*

*n/a*

(e) *Off-street parking and loading requirements*

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

(f) *Sign regulations*

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

(g) *Minimum requirements for site development plans.*

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

(h) *Time limitations for commencement of construction.*

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

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

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

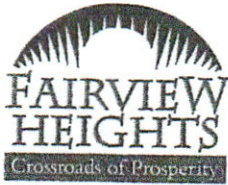
*(j) Rights of way dedication and road improvements.*

*n/a*

## **Exhibits**

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

# APPLICATION FOR SPECIAL USE PERMIT



6/16/26 DATE APPLICATION RECEIVED BY LUD

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

| OFFICE USE ONLY                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE APPLICATION DEEMED COMPLETE:<br><u>7/10/26</u>                                                                                                                                                                                                                                                                                                                                          | CASE NUMBER ASSIGNED:<br><u>PC 06-26</u>                                                                                                                                          |
| RESUBMITTALS RECEIVED/DATE:                                                                                                                                                                                                                                                                                                                                                                  | APPLICATION FEES PAID (\$150 + \$25 per acre above one acre, + \$50 Publication fee): <u>150</u>                                                                                  |
| ZONING DISTRICT:<br><u>B3</u>                                                                                                                                                                                                                                                                                                                                                                | DATE PUBLIC NOTICE SIGN POSTED BY STAFF:                                                                                                                                          |
| DATE SET FOR HEARING:<br><u>10/11/26</u>                                                                                                                                                                                                                                                                                                                                                     | NEWSPAPER NAME AND PUBLICATION DATE:<br><u>Herald Newspaper</u>                                                                                                                   |
| APPLICATION CIRCULATION DATE ____:                                                                                                                                                                                                                                                                                                                                                           | AUTHORITY MEETING DATE/RECOMMENDATION:                                                                                                                                            |
| Comments Received:<br><input type="checkbox"/> Public Works<br><input type="checkbox"/> Fire District<br><input type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Economic Development<br><input type="checkbox"/> Police Department<br><input type="checkbox"/> Finance Department<br><input type="checkbox"/> Administration Department<br><input type="checkbox"/> Other | <input type="checkbox"/> Planning Commission <u>10/11</u> / ____<br><input type="checkbox"/> Community Committee ____ / ____<br><input type="checkbox"/> City Council ____ / ____ |
|                                                                                                                                                                                                                                                                                                                                                                                              | CITY COUNCIL RESOLUTION NUMBER:<br>(Maintain copy with LUD file)                                                                                                                  |

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

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

## PROJECT INFORMATION FOR SPECIAL USE PERMIT

Project Name: Paul Suds Detailing & Pressure Washing LLC  
Project Address: 1510 N. 89th Street  
Parcel ID: \_\_\_\_\_  
Current Use of Property: Commercial Leasing - Superior Network  
Project Size/Acreage: N/A [7,765 sq. ft.] [20.8 x 54.6'] Garage  
Number of Lots: N/A [Building] W L  
Density: N/A

## CONTACT INFORMATION FOR SPECIAL USE PERMIT

Property Owner(s): Scrivena Jones  
Mailing Address: 1510 N 89th Fairview Heights, IL 62208  
Phone: 636-579-8745  
E-Mail: superiornmlc@gmail.com

Applicant/agent: Giacco Granger  
Relationship to owner: None  
Mailing Address: 115 Shiloh Ridge Dr. Belleville IL 62221  
Phone: 618-514-0460  
E-Mail: giacogranger29@gmail.com

## AUTHORIZATION

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

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

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

Signature of Owner: Scrivena Jones Date: 6/10/2026  
Printed Name: Scrivena Jones

Signature of Applicant: Giacco Granger Date: 6/10/2028  
Printed Name: Giacco Granger

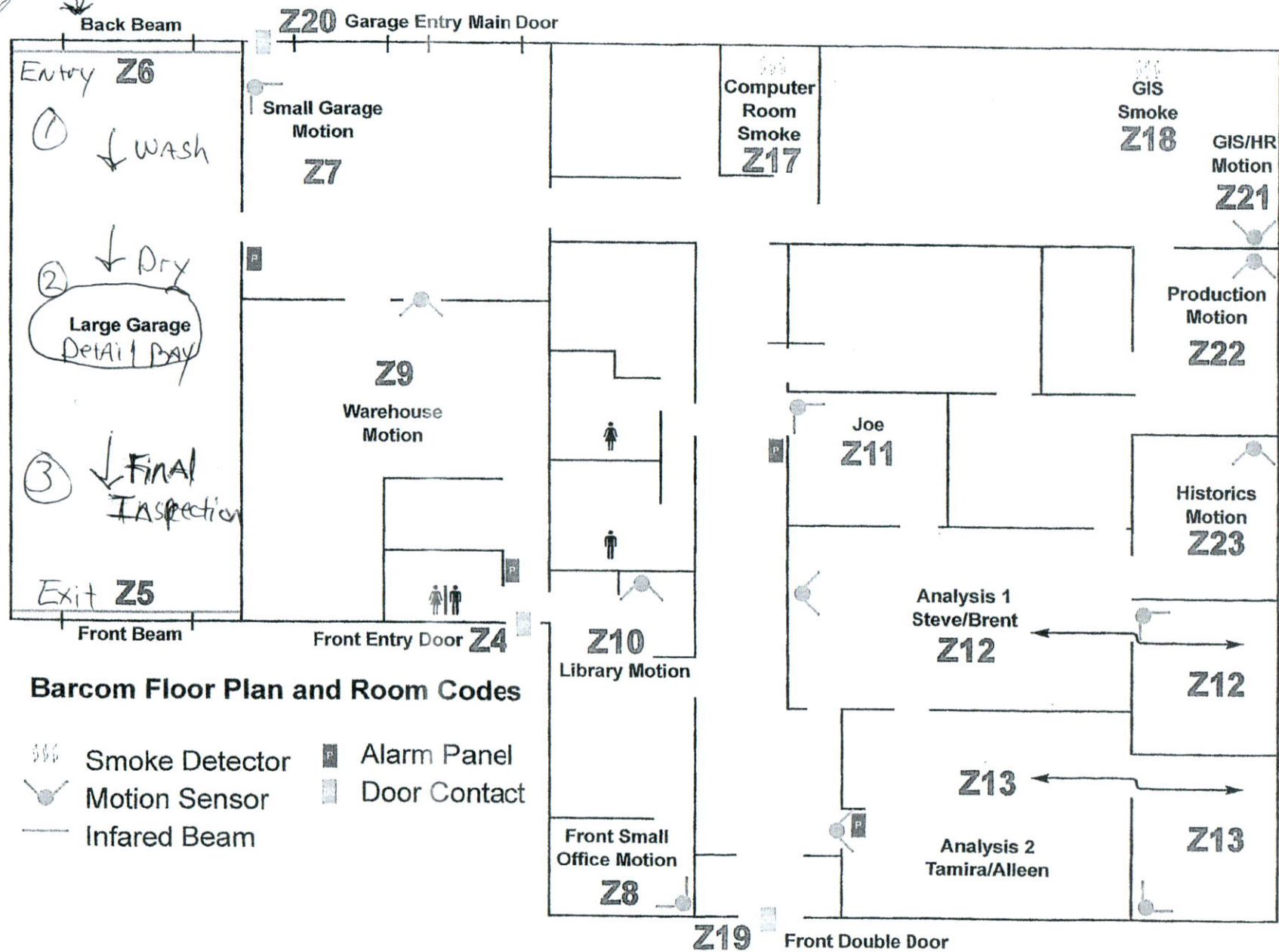
## SUBMITTAL REQUIREMENTS FOR SPECIAL USE PERMIT

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

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

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

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



**Z1** - Not Assigned  
**Z2** - Fire: Wired Smoke/Heat Detectors (Building-wide)  
**Z3** - Siren Tamper

**Z14** - Not Assigned  
**Z15** - Not Assigned  
**Z16** - Not Assigned

## SITE PLAN

1510 W 89<sup>th</sup> Street

- Vehicles enter through a rear bay and exit forward out the front; reversing is eliminated
- Rear entrance lanes and front exit traffic flow indicators
- Space for at least five cars off main road to prevent traffic jams
- Designated zones for equipment, water, containment
- Customer Lounge, Restroom, Key Safe
- Wet Bay Prewash/Soap
- Drying/Interior/Vacuum
- Final Inspection
- Front Exit out to Main Street

7/10/2026

Paul Suds Detailing & Pressure Washing LLC

[Paulsudsdetailing@gmail.com](mailto:Paulsudsdetailing@gmail.com)

618-514-0460

## **PROJECT**

- This detailing hand carwash bay transforms standard vehicle maintenance into a restorative luxury experience.
- Built to exceed automated wash limits, our trained detail technicians use pH-balanced solutions, microfiber mitts, and precision tools to gently lift away contaminants.
- This meticulous hands-on approach ensures a showroom-quality finish, protects resale value, and provides complete customer satisfaction.
- The project accounts for two onsite workers per shift, with operating hours
- Monday-Saturday 8am-6pm
- Sunday 9am-5pm

## **(SOW) EXTERIOR WASH**

- Apply a pH-neutral show foam to encapsulate surface dirt.
- Perform a scratch-free two-bucket method handwash.
- Dry vehicle surfaces using microfiber drying towels.
- Clean all exterior glass surfaces to a streak-free finish.
- Apply a premium wheel dressing to tires.

## **INTERIOR**

- Air purge: Blow out tight crevices, seat tracks, and the dash with compressed air, followed by a deep vacuum.
- Surface Sanitization: Wipe down the dash, center console, door panels, and cupholders using eco-friendly solutions.
- Thorough vacuuming of interior
- Steam cleaning and shampooing of carpets, floormats, and seats.
- Leather cleaning, conditioning, and protection.
- Deep cleaning and UV protection of all interior plastics and dashboard.
- Odor neutralization and ozone treatment.

## **Speciality Services**

- Headlight Restorations
- Engine Bay Steam Cleaning
- Wax/Buff



## 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, August 11, 2026, at 7:00 p.m. This meeting will be held both in person at the Fairview Heights City Hall, 10025 Bunkum Road, 62208, and virtually. Parties interested in attending the meeting virtually should contact Dallas Alley, Director of Land Use and Development, at (618) 489-2061 or [alley@cofh.org](mailto:alley@cofh.org) for instructions and visit the City's website for an agenda and meeting materials at [www.cofh.org](http://www.cofh.org).

At this meeting, the Commission will consider a Special Use Permit in the "B3" Community Business zoning district for a Paul Suds Detailing and Pressure Washing LLC, located at 1510 North 89<sup>th</sup> Street, also identified by St. Clair County PIN(s) 02-24.0-302-057.

Request was made by Giaco Granger - 115 Shiloh Ridge Dr, Belleville, IL 62221.

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

Dated this 15th day of July 2026.

### FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 06-26

**PROPOSED RESOLUTION NO. 51-'26**

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH MORROW BROTHERS FORD, INC, GREENFIELD, ILLINOIS, FOR THE PURCHASE OF ONE (1) 2026 FORD INTERCEPTOR POLICE VEHICLE FOR USE BY THE FAIRVIEW HEIGHTS POLICE DEPARTMENT.**

WHEREAS, the City of Fairview Heights is in need one (1) Ford Interceptor Police vehicle;

WHEREAS, Morrow Brothers Ford, Inc, 1242 Main, Greenfield, IL. 62044, a government agency, has offered for purchase one (1) new 2026 Ford Interceptor Police Pursuit Vehicle, VIN 1FM5K8ABXTGB28932, in the amount not to exceed FORTY-FIVE THOUSAND, SEVEN HUNDRED EIGHTY-EIGHT DOLLARS (\$45,788.00);

WHEREAS, the monies for the purchase of four (1) new police vehicle are available in CIP Funds.

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

That the Mayor be authorized to enter into an Agreement with Morrow Brothers Ford, Inc., 1242 Main, Greenfield, IL. 62044 for the purchase of one (1) 2026 Ford Interceptor Police Pursuit Vehicle, VIN: 1FM5K8ABXTGB28932, in the amount not to exceed FORTY-FIVE THOUSAND, SEVEN HUNDRED EIGHTY-EIGHT DOLLARS (\$45,788.00).

PASSED:

APPROVED:

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MAYOR MARK T. KUPSKY

ATTEST:

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CITY CLERK KAREN J. KAUFHOLD



# MORROW BROTHERS FORD, INC.

FORD FOR IV GENERATIONS  
1242 MAIN ST. - GREENFIELD, IL 62044  
Phone: 217-368-3037 Fax: 217-368-3517

MOTOR VEHICLE PURCHASE  
AGREEMENT/BILL OF SALE

DATE: 08/17/26

SOLD TO: City of Fairview Heights

ADDRESS: 10025 Bunkum Road  
Fairview Heights, IL 62208

PHONE: (618) 489-2000

TAX FORM NO.

NEW/  
USED

YEAR MAKE STOCK NO. SERIAL NO. KEY NO.

2026 FORD NEW 13736 1FM5K8ABXTGB28932 1535X

Salesman: Steve Speeks

FIN CODE: P.O. NO.:

PLEASE PAY FROM THIS INVOICE - NET 10 DAYS

## SETTLEMENT

|                         |              |
|-------------------------|--------------|
| CASH PRICE OF VEHICLE   | \$ 45,563.00 |
| LESS TRADE-IN ALLOWANCE | \$ N/A       |
| DIFFERENCE              | \$ 45,563.00 |
| DOC FEE                 | \$ 52.00     |
| SALES TAX               | \$ N/A       |
| LICENSE & TITLE         | \$ 173.00    |
| DELIVERY                | \$ N/A       |
| SERVICE CONTRACTS       | \$ N/A       |
| PAYOFF                  | \$ N/A       |
| REBATE                  | \$ N/A       |
| DEPOSIT                 | \$ N/A       |
| CASH ON DELIVERY        | \$ 45,788.00 |
| AMOUNT FINANCED AT      | \$ N/A       |

## TRADE-IN

YEAR MAKE MODEL BODY TYPE MILEAGE

VIN NO COLOR

LIENHOLDER'S NAME & ADDRESS ACCT NO. PAYOFF DATE

N/A

BUYER'S SIGNATURE

DATE 08/17/26