

Committee Members:

Frank Menn

Anthony LeFlore

Brenda Wagner

Derrick King

**AGENDA
COMMUNITY COMMITTEE**

Wednesday, September 17, 2025 - 7:00 p.m.

Council Chambers

10025 Bunkum Road

Fairview Heights City Hall or

Conference Bridge Below for Public Participation

Phone Number: +1 (786) 535-3211 Access Code: 808-004-661

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Roll Call

Public Participation

Approval of Minutes – *August 20, 2025*

Parks & Recreation

Alderman Anthony LeFlore, Chairman

- 1. Purchase Utility Vehicle: Authorization to Purchase Utility Vehicle for the Parks Department**
- 2. St. Clair County Parks Grant Application: Resolution to apply for a grant with the St. Clair County Parks Grant Commission**
- 3. Facility Usage Report**
- 4. Director's Report - Discuss and review items in the Director's Report (Report Forthcoming)**

Development

Alderman Brenda Wagner, Chairman

- 1. Director's Report**
- 2. Fairview Heights Summer Campaign Summary**

Planning
Alderman Frank Menn, Chairman

1. **Director's Report - Discuss and Review items in the Director's Report**
2. **Planning Commission Cases**
 - **PC 16-25 CC Transmittal**

COMMUNITY COMMITTEE MINUTES
Wednesday, August 20, 2025, 7:00 p.m.
City Council Chambers at City Hall
10025 Bunkum Road
Fairview Heights, IL 62208
Also, Audio & Video Teleconference

Committee Members in attendance – *Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck, Mayor Mark Kupsy, Ex-officio*

Committee Members absent – *none*

Other Alderpersons and Elected Officials in attendance – *Bill Poletti (video/teleconference), Barb Brumfield, Jimmy Winkeler, Josh Frawley*

Others in attendance – *Present: Parks and Recreation Director Angela Beaton, Director of Land Use & Economic Development Dallas Alley, Public Works Director John Harty, Public Works Admin Asst. Jill Huffman, City Attorney Andrew Hoerner. Video/teleconference, IT User Systems & Support Manager Zach Bartley, Director of Finance Gina Rader, FHPD Captain CJ Beyersdorfer.*

Recorder – *Karen Kaufhold/Wendi Gorney*

Public Participation *John Holzemer* provided an update to the committee regarding the three phases for replacement of the 14" gas line on the east side of Bunkum Road, which Ameren will replace with a 16" gas line. *Gary Wuebbels* expressed concerns regarding the following items: 1.) upkeep of St Clair Square (addressed by the mayor and Economic Development Director), 2.) the rotation of lights by the Rt 159 Dollar General and at Schnucks (addressed by Public Works Director), 3.) speeding issues on Frank Scott Parkway (addressed by Captain Beyersdorfer) and gas prices of Fairview Heights being higher than surrounding areas. *Sharon Zajac* raised concerns about potholes in the mall parking lot, commended the Planning Commission, and requested that traffic issues on N. Ruby Lane be addressed. *Jan Hill* spoke on the need to repaint the "SCHOOL" pavement markings and to install lighted school signs. She also commended the FHPD for their presence at the MetroLink Station, expressed interest in extending the bike trail to Lincoln Trail, and noted that Pearson Road is scheduled for resurfacing in January 2026.

Approval of July 16, 2025 minutes

A motion was made by Alderperson Anthony LaFlore and seconded by Alderperson Brenda Wagner to approve the July 16, 2025 minutes. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

Parks & Recreation

Alderman Anthony LeFlore, Chairman

Parks and Recreation Director's Report

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

Proposed Resolution Farnsworth – Generators at the REC and the Expansion Project

A motion was made by Pat Peck and seconded by Frank Menn to forward to City Council for approval the resolution to add the generators to the Farnsworth contract in the amount of \$44,950.

Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

Approval to Bid Expansion Project

A motion was made by Brenda Wagner and seconded by Frank Menn to approve and authorize the Director to solicit bids for generators at The REC Expansion. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

Development

Alderman Brenda Wagner, Chairman

Economic Development Director's Report

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

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

A motion was made by Pat Peck and seconded by Frank Menn to forward to City Council for approval the ordinance approving the Tax Increment Development Plan and Project for the Fairview Heights Lincoln Highway and 159 TIF. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

Ordinance Designating the Fairview Heights Lincoln Highway and 159 TIF

A motion was made by Pat Peck and seconded by Frank Menn to forward to City Council for approval the Ordinance Designating the Fairview Heights Lincoln Highway and 159 TIF. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

Ordinance Adopting the Tax Increment Financing for the Fairview Heights Lincoln Highway and 159 TIF

A motion was made by Pat Peck and seconded by Frank Menn to forward to City Council for approval the Ordinance Adopting the Tax Increment Financing for the Fairview Heights Lincoln Highway and 159 TIF. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

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

A motion was made by Pat Peck and seconded by Frank Menn to forward to City Council for approval the 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. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

Ordinance Establishing and Imposing certain Business District Taxes in the City of Fairview Heights Lincoln Highway and 159 Business District

A motion was made by Pat Peck and seconded by Frank Menn to forward to City Council for approval the Ordinance Establishing and Imposing certain Business District Taxes in the City of Fairview Heights Lincoln Highway and 159 Business District. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

IDOR Notice regarding the Fairview Heights Lincoln Highway and 159 Business District

(No action required)

Ordinance Amending the 2025-2026 Budget for the City of Fairview Heights

A motion was made by Pat Peck and seconded by Anthony LeFlore to forward Ordinance Amending the 2025-2026 Budget for the City of Fairview Heights.

Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

Planning

Alderman Frank Menn, Chairman

Planning Director's Report

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

Planning Commission Cases

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

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Anthony LeFlore to forward to City Council for recommendation for approval based on the lot size being similar with the other lot sizes in that community. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried with 5 yeas.

Zoning Board of Appeals

No cases at this time

Resolution – Contract for Professional Services for Engineering related to St Ellen Train, Phase 4

A motion was made by Pat Peck and seconded by Anthony LeFlore to forward to City Council for approval the resolution of the Contract for Professional Services for Engineering related to St Ellen Train, Phase 4. Roll call vote: Alderpersons Frank Menn, Anthony LeFlore, Brenda Wagner, Derrick King, Pat Peck voted yes. Motion carried on 5 yeas.

Motion and second to adjourn by Alderpersons Brenda Wagner/Frank Menn. Meeting adjourned at 7:48 p.m.

Submitted By:

Wendi Gorney



Quote Number:

Date: August 19, 2025

Customer Name:	City of Fairview Heights	Contact:	John Proctor
Billing Address:		Office Phone:	314-280-9021
City, State, Zip:		E-Mail Address:	proctor@cofh.org

SALES PERSON	SALES PHONE NUMBER	SALES EMAIL ADDRESS	EST DEL	TERMS
Dave Wojciechowski	(573)721-5278	davew@mmgolfcars.com		DUE ON RECEIPT

QUANTITY	OPTION #	DESCRIPTION	MSRP Unit Price	Extension
1	NEW	Club Car Carryall 700 E (Gas) Rear Cargo Box - Power Assist Lift Black Canopy Top Fold Down Windshield Head/Tail Lights, Horn and Turn Signals Standard Bench Seat - Gray Body Color Choice: White 5 Panel WINK Rear View Mirror 2" Rear Hitch Receiver Front Brush Guard Heavy Duty Suspension Strobe Light Mounted on Canopy Top Rear Reflector Triangle	\$18,885.00	
	***	USE SOURCEWELL PROGRAM DISCOUNTING		

INSPECTION BEFORE DELIVERY: To provide the best experience for our customers and to reduce errors or misunderstandings regarding your order, customers are required to approve and sign off on the final order prior to delivery. Customer is also aware that any changes to the order after completion, may incur an additional charge.	SUB TOTAL	\$18,885.00	
	DEALER PREP / LABOR	INCLUDED	
	FREIGHT	\$685.00	
	SUB TOTAL	\$19,570.00	
WARRANTY DISCLAIMER: Buyer verifies and accepts the attached Warranty Disclaimer and the designation for coverage, if any. Buyer further agrees that a representative of M & M has explained and reviewed the coverage under the attached warranty designations and that no representation beyond what is listed in this proposal has been made.	FINAL DELIVERY -	INCLUDED	
	TO FAIRVIEW HEIGHTS, ILL		
	DISCOUNTING - SOURCEWELL	-\$3,777.00	
	SUB TOTAL	\$15,793.00	
	NO SALES TAX - EXEMPT		
	TOTAL DUE	\$15,793.00	\$15,793.00

BY SIGNING AND ACCEPTING THIS QUOTATION, I AM FULLY COMMITTED TO PURCHASING THIS VEHICLE(S) AND SO I AUTHORIZE M & M TO BEGIN SOURCING AND BUILDING MY ORDER. I UNDERSTAND THAT THE WORK INVOLVED MAY INCLUDE THE PROCUREMENT OF THE ACTUAL VEHICLE FROM THE MANUFACTURER OR THE SOURCING OF CUSTOM COMPONENTS AND MAY ALSO REQUIRE ADDITIONAL CUSTOM MODIFICATIONS TO THE VEHICLE AND BECAUSE OF THAT, I ACCEPT THAT MY ORDER CAN NOT BE CANCELLED AFTER ONE BUSINESS DAY AND THAT MY DOWN PAYMENT IS NON-REFUNDABLE AFTER ONE BUSINESS DAY AS WELL.

REVIEWED & ACCEPTED BY:	PRINTED NAME / TITLE:	DATE:
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CORPORATE HEADQUARTERS: 19873 Highway 22 Mexico, Mo 65265

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WWW.MMGOLFCARS.COM (800) 748-7798



WARRANTY DISCLAIMERS

It is the buyer's responsibility to understand the warranty coverage associated with your vehicle purchase. Please review this document carefully, as this covers important information related to the vehicle and the warranty on the vehicle you are purchasing.

Dealer to select at least one of the following:

☐ **LIMITED 90-DAY M & M Golf Cars, LLC WARRANTY**

LIMITED 90-DAY M & M Golf Cars WARRANTY: We stand behind our work with our Limited 90 Day M & M Golf Cars Warranty. If this vehicle(s) is eligible for coverage under this program, and something should happen to the vehicle that was not caused by negligence on the owner, we will do everything in our capacity to make you happy. This includes servicing the vehicle with new or used components during the coverage term. Buyer understands that only certain non-wear and tear parts, and the labor to replace them, may be covered under this agreement.

☒ **NEW VEHICLE - MANUFACTURER'S WARRANTY**

LIMITED WARRANTY FOR NEW VEHICLES: New vehicles are covered under the Manufacturer's Warranty for defects in materials, and only for a designated period. The buyer has been advised of the Manufacturers warranty terms and conditions, including the warranty period at the time of sale and those terms were clearly explained or designated on the attached proposal. It is the responsibility of the buyer to understand and accept those terms, and to report all warranty related issues or manufacturers defects to the Authorized Dealer immediately. Failure to report issues to an Authorized Dealer in a timely manner may result in the voiding of the Manufacturers Limited Warranty.

☐ **AS IS – NO DEALER WARRANTY**

AS-IS WARRANTY DISCLAIMER: Buyer accepts our policy on "AS IS" orders which states there shall be no warranty coverage on AS IS purchases whatsoever. Specifically, No Dealer Warranty means that all defects in materials or workmanship, and that all necessary repairs after delivery, are the responsibility of the customer. Essentially, the buyer has accepted the vehicle in AS IS condition, and accepts the possibility that they are responsible for paying for parts, labor and additional services related to the repair under this agreement. Specifically, Batteries, Tires, Seats, Battery Chargers and all other wear and tear components are NOT covered under the AS-IS Warranty agreement.

☐ **LIMITED NEW BATTERY WARRANTY**

LIMITED WARRANTY ON NEW BATTERIES: Batteries, when replaced new at the time of sale, are warranted through the Battery manufacturer for a period up to 1 YEAR. Customer is aware that batteries are perishable and require service on a regular basis, especially in extreme hot or cold climates. If the customer fails to maintain the batteries per the manufacturers specific guidelines on battery maintenance, the customer is aware that the limited warranty on batteries may be void. Customer further accepts the warranty on batteries are pro-rated meaning only a portion of the cost to repair or replace the batteries may be covered under this warranty.

Reviewed and Accepted by:

Date:

A RESOLUTION AUTHORIZING THE CITY OF FAIRVIEW HEIGHTS TO APPLY FOR A GRANT WITH THE ST. CLAIR COUNTY PARKS GRANT COMMISSION FOR FUNDING TO RESURFACE, PAINT AND RESTRIPE THE PICKLEBALL AND TENNIS COURTS AT EVERETT MOODY PARK.

WHEREAS, the City of Fairview Heights wishes to resurface, paint and restripe the pickleball and tennis courts at Everett Moody Park;

WHEREAS, the City Council hereby approves applying for a grant with the St. Clair County Parks Grant Commission for funding up to Fourty Thousand Dollars (\$40,000.00) to resurface, paint and restripe the pickleball and tennis courts at Everett Moody Park;

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

That the City of Fairview Heights is hereby authorized to apply for a grant with the St. Clair County Parks Grant Commission to the resurface, paint and restripe pickleball and tennis courts at Everett Moody Park.

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

PASSED:

APPROVED:

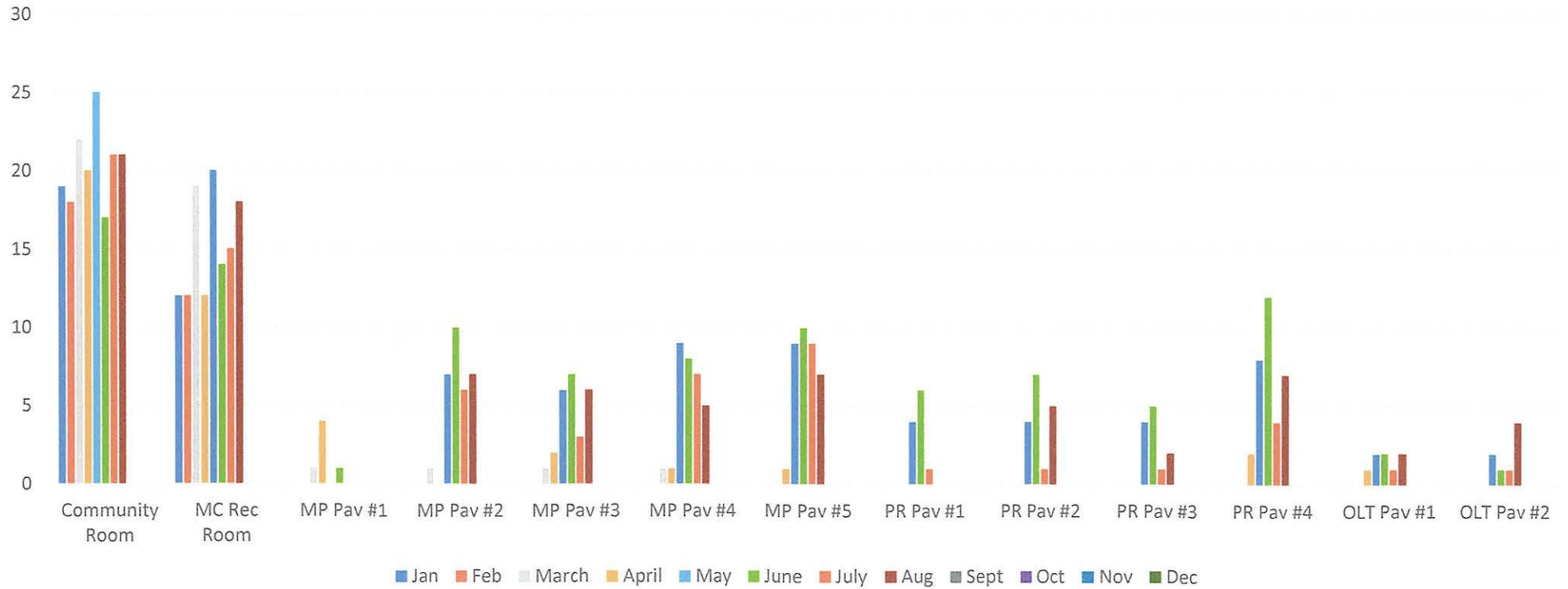
MARK T. KUPSKY, MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN KAUFHOLD, CITY CLERK

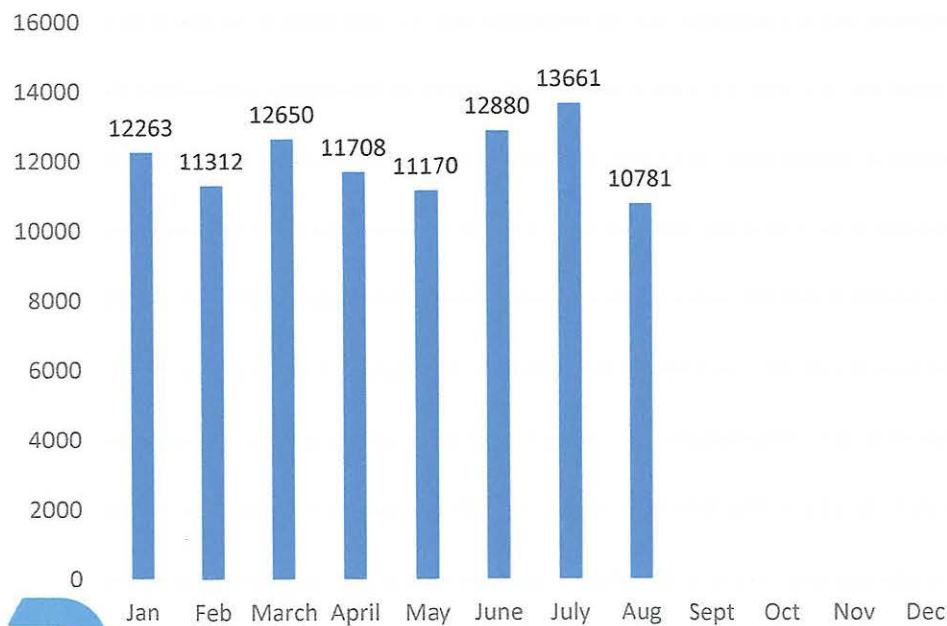
SPONSORED BY: Community Committee

Facility Reservations



The REC Membership Update

Membership Check-Ins Per Month



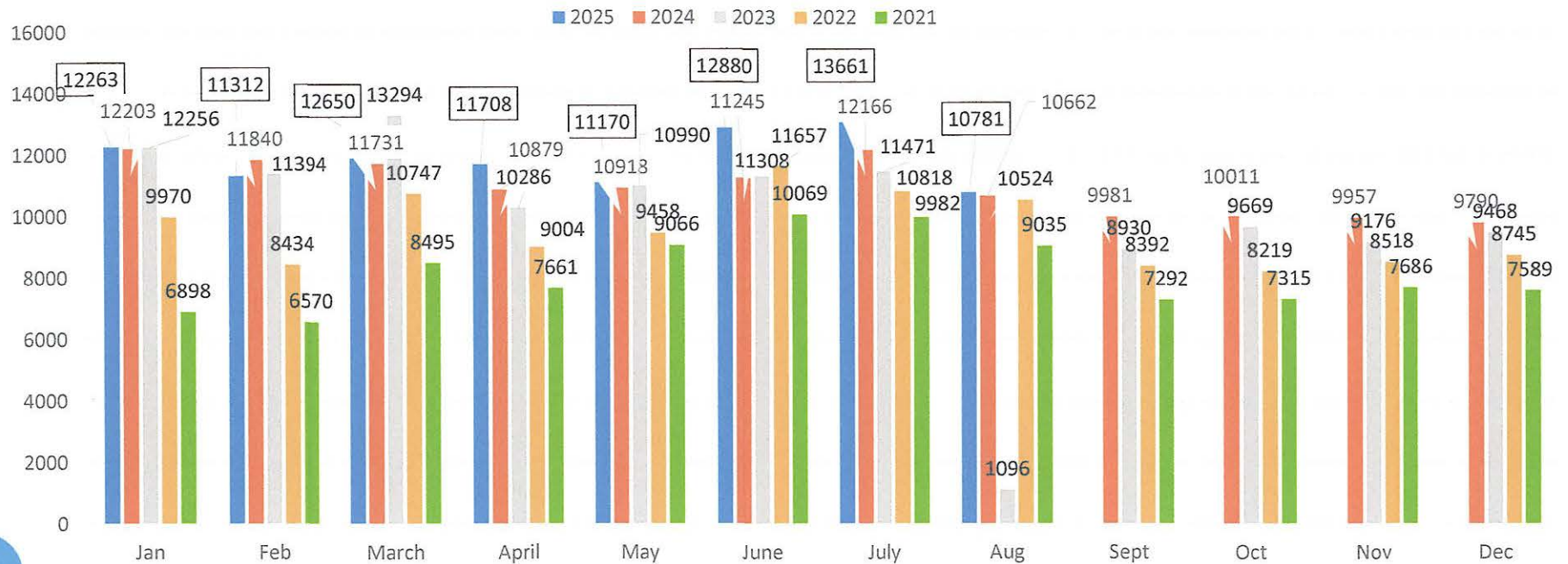
Guest Passes Per Month



August 2025 Report

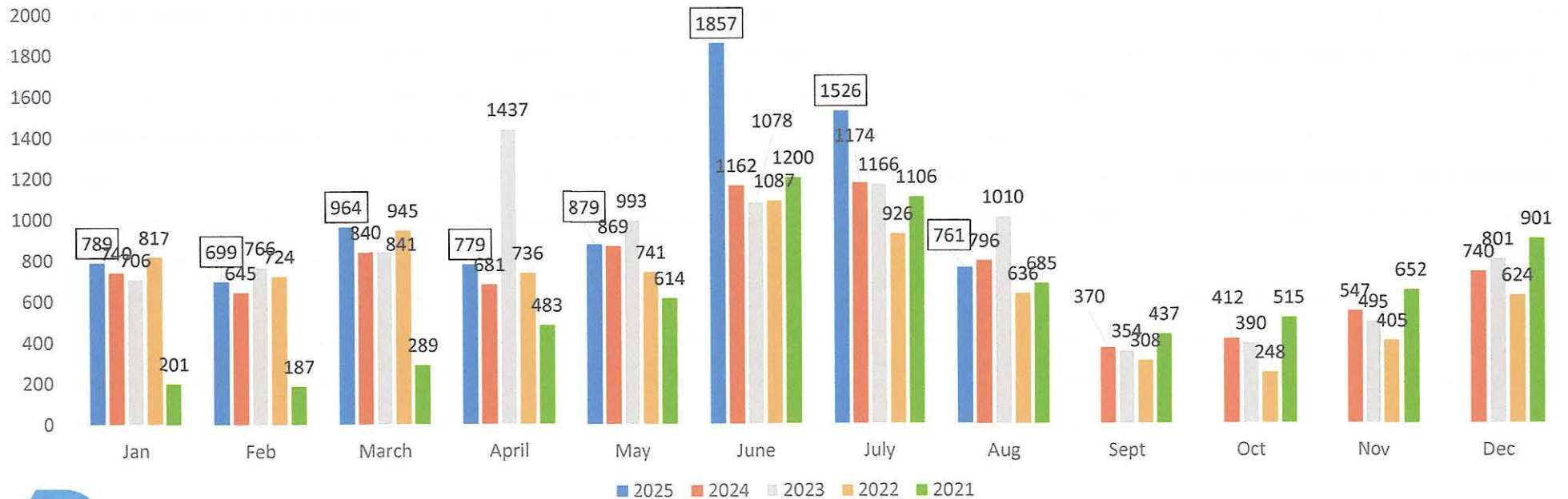
The REC Membership Update Yearly Comparison

Membership Check-Ins Per Month



The REC Membership Update Yearly Comparison

Guest Passes Per Month



Membership Usage Report

Sep 3, 2025
6:22 AM

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

Time of Day	% of Total	Entries
5:03 AM	3.75	404
6:00 AM	3.30	356
7:01 AM	7.47	805
8:01 AM	9.18	990
9:02 AM	12.11	1306
10:00 AM	10.33	1114
11:00 AM	6.21	669
12:03 PM	5.39	581
1:04 PM	5.46	589
2:00 PM	5.45	588
3:03 PM	5.92	638
4:03 PM	7.20	776
5:00 PM	10.44	1125
6:00 PM	5.18	558
7:10 PM	2.27	245
8:14 PM	0.34	37
Total Entries:		10781
Total Unvoided:		10781
Total Voided:		0
Total Unique Members :		2556



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) – September 2025
Date: September 12th, 2025

Major Department Activities

Ribbon Cuttings & Special Events

- Ignite Ministries & Fellowship Church, 7535 N Illinois St– Ribbon Cutting September 9th
- 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 October 1st
- 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 – All About Eyes – coming soon, plaza will be fully occupied again

Marketing

- Summer Marketing Campaign complete, review is attached
- Planning for Holidays in Fairview Heights Campaign is underway
- Midwest Salute to the Arts – City Tent at the event this year, we displayed signage and fliers to promote Holidays in Fairview Heights as well as requesting input on the Lincoln Trail Great Streets Project. Heather had contact with almost 300 people over Saturday and Sunday.

Business Recruitment, Retention & Incentives

- Continue meetings with Highland Capital to assist in filling empty spaces in Market Place, business assistance program application submitted for Home Outlet renovations.
- In person visit with the following businesses to discuss upcoming Community Tree Lighting event –
 - Mueller Furniture

- The Bead Place
- David's Bridal
- Dollar Tree
- Citi Trends
- Best Buy
- Hooter's
- King's Beauty
- Mister Barber
- K & D Countertops
- GFS
- DSW
- Burlington
- Golf Galaxy
- Ulta
- Petco
- Dick's Sporting Goods
- Office Depot
- Fresh Thyme
- Home Goods
- Hobby Lobby
- Raising Cane's
- Atomic Wings
- Andria's
- Meeting w/ Austin Craddock
- Meeting w/ Jeff Polling
- Meeting w/Bobby Patel
- Meeting with Andria's Food Group
- Three meetings with L3 Capitol
- Meeting with Halloran Constriction
- Meeting with Homes by MJ

Please let me know if there are questions or concerns.

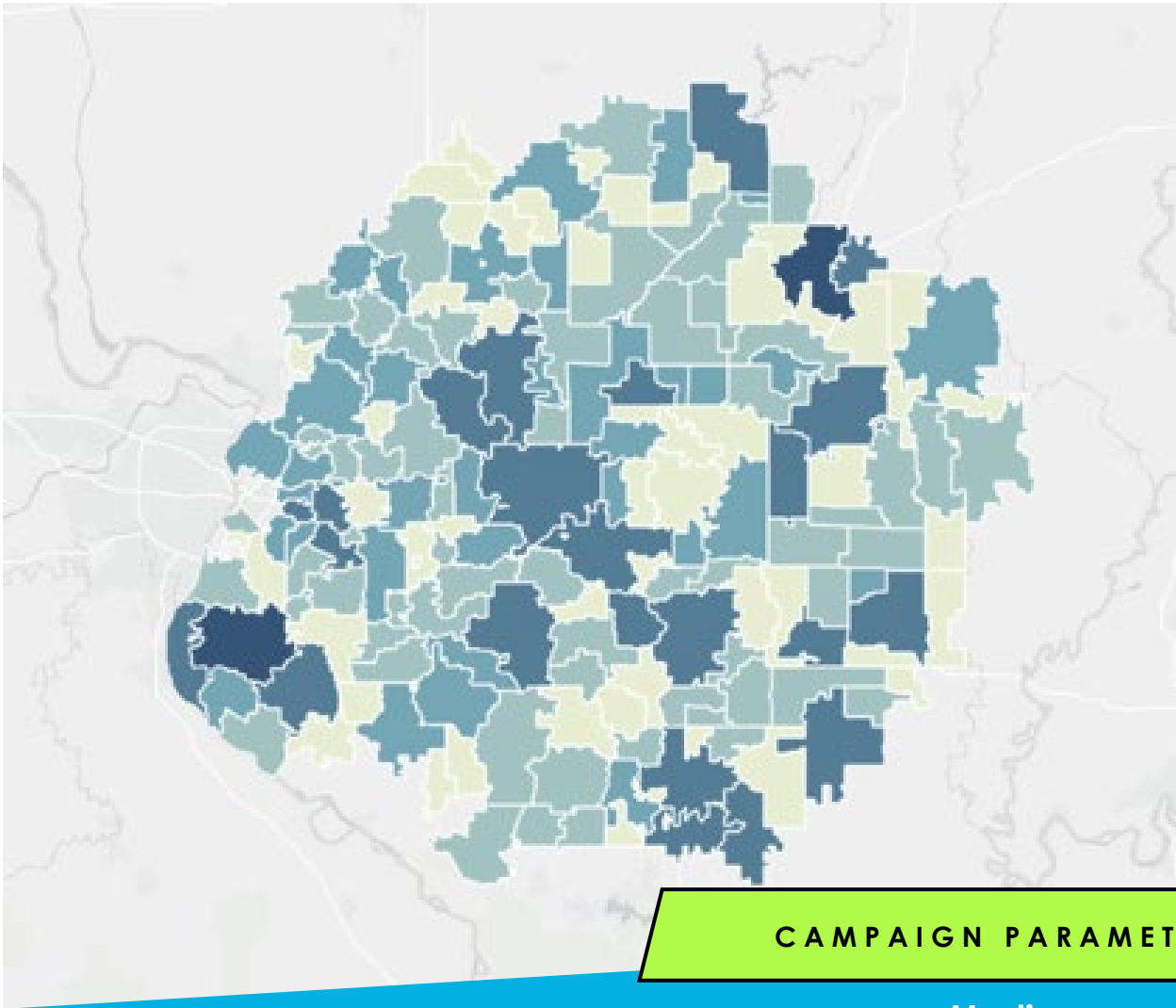
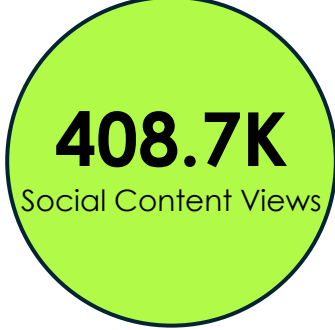
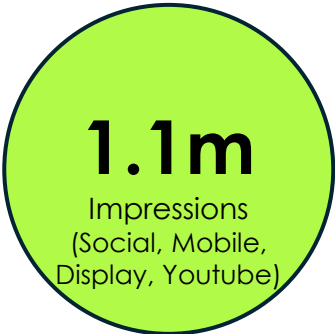
CITY OF FAIRVIEW HEIGHTS

Summer Promotion Media Review

AUGUST 28, 2025

FAIRVIEW
HEIGHTS

Summer Campaign Summary



Flight
July 7 to Aug. 26

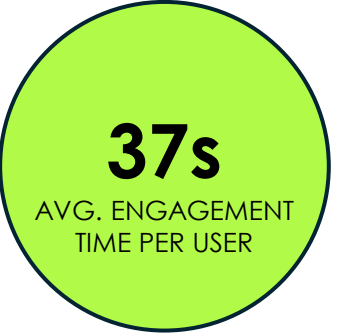
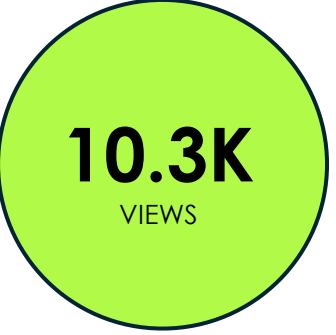
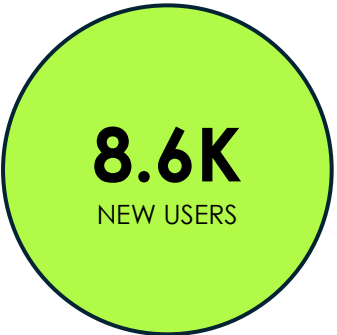
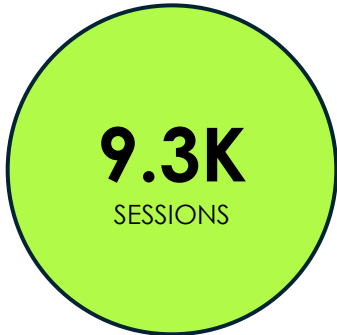
Market
Targeted Zip Codes

Target
Female 18-30, 30 – 55 (Primary)
Male 18-30, 30 – 55 (Secondary)

Media:
Facebook
Instagram
Mobile Apps + Display

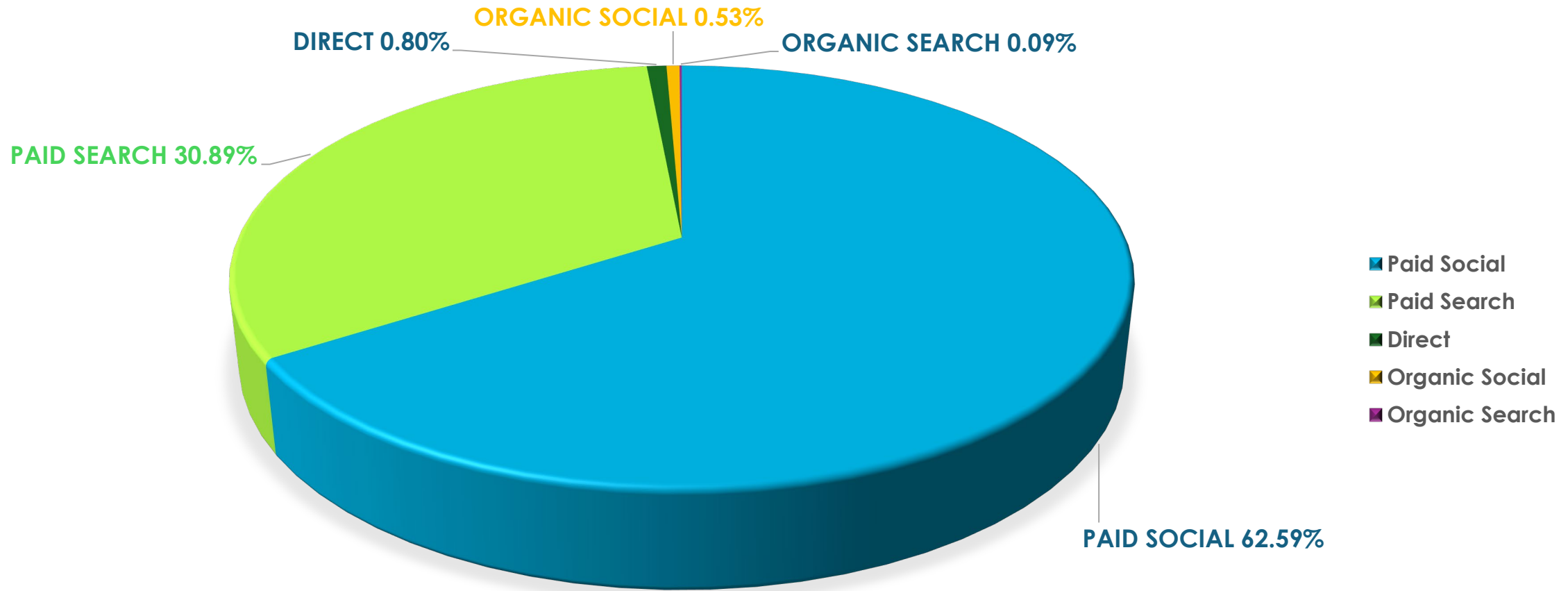
Landing Page Summary

July 7 – August 26



Landing Page User Attribution

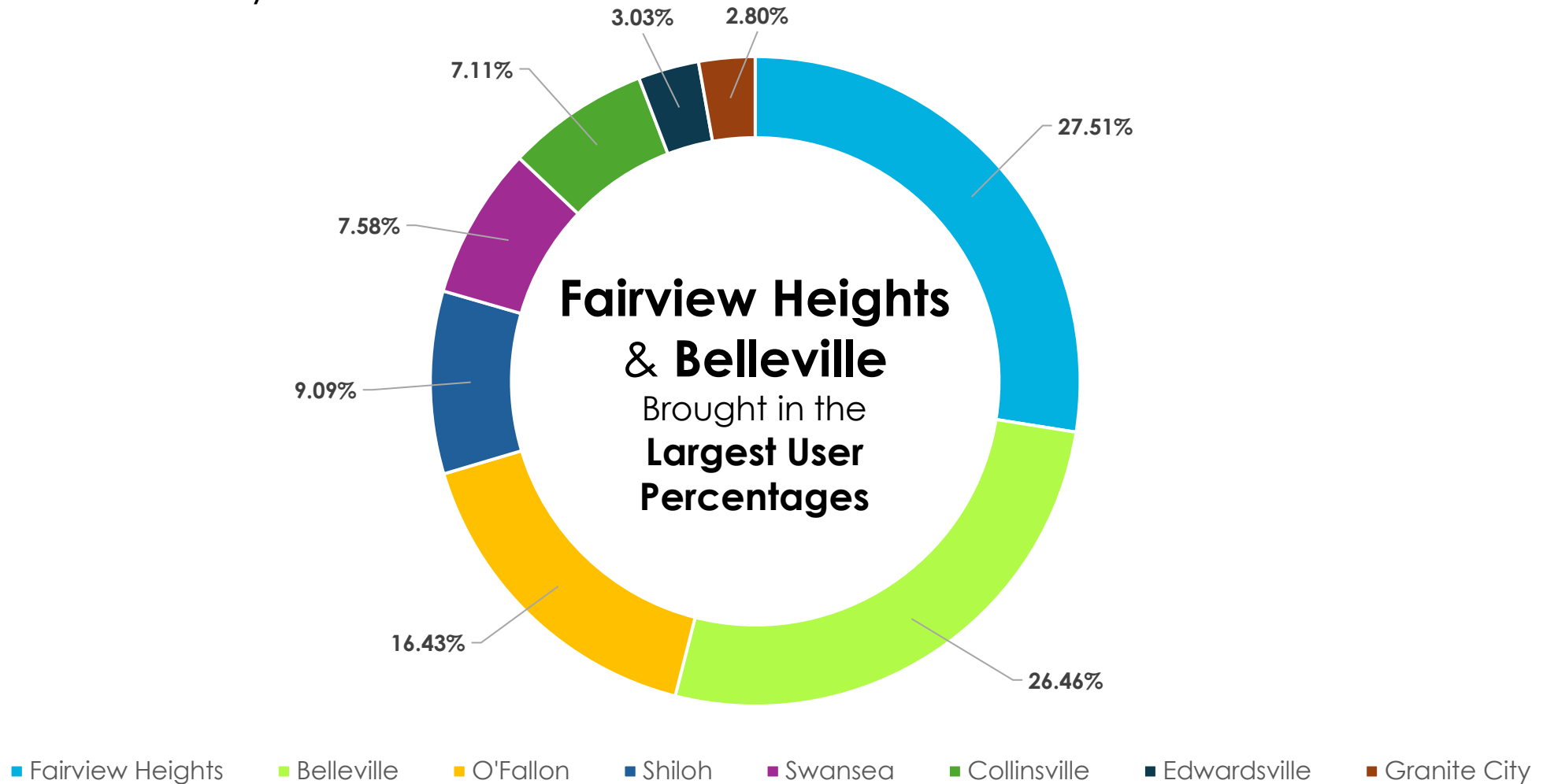
July 7 – August 26



93.48% of all Users Visited Via Paid Social or Paid Search

Top Cities By Users

July 7 – August 26



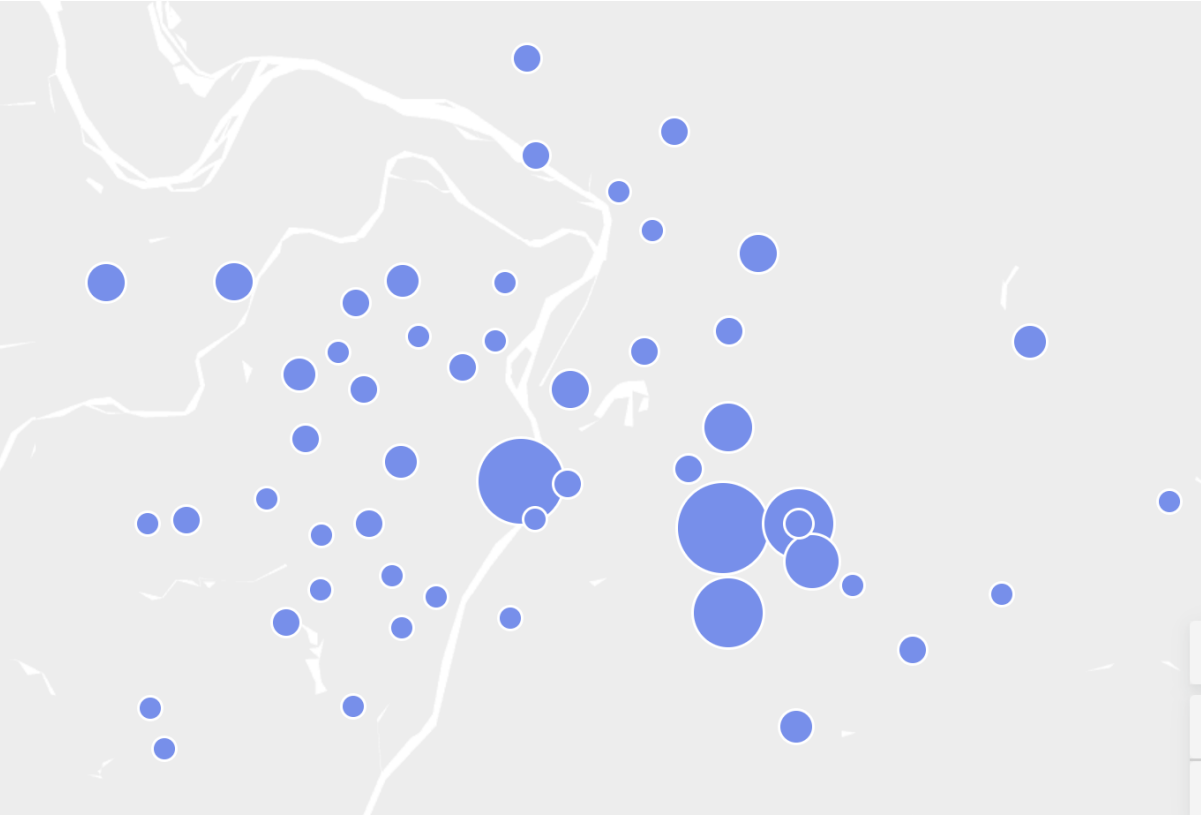
FAIRVIEW
HEIGHTS

Geography Engagement

July 1 – July 31

TOP CITIES

FAIRVIEW HEIGHTS, BELLEVILLE, SHILOH, O'FALLON, COLLINSVILLE, GLEN CARBON, ST. LOUIS, GRANITE CITY, MASCOUTAH & WATERLOO



04/08/2025	09:50	🛍️ Find amazing deals on fashion, home goods, and more at TJ Maxx. Why pay full price when you can save? 🌿🌟
01/08/2025	13:00	🏃‍♂️ Get ready for your next adventure with gear from Dick's Sporting Goods. From fitness to outdoor sports, they've got everything you need! 🏹🎯
30/07/2025	12:15	🥪 Craving a quick, delicious sandwich? Visit Jimmy John's for a fresh, tasty meal that hits the spot! 🍷🍷
28/07/2025	10:30	Ready to hit the links? 🌳 Head to Stonewolf Golf Club for a challenging course and beautiful views. Book your tee time today and tee off in style! 🏌️
25/07/2025	15:00	Whether you're into music, movies, games, or comics, Slackers has it all! 🎧🎮 Explore their huge selection and find something new to enjoy today!
23/07/2025	12:10	🍲 Satisfy today's cravings with delicious, freshly made Chinese food from Panda Express. A tasty meal awaits! 🥡🍴
21/07/2025	13:50	💄 Step up your beauty game with Sephora's wide range of makeup, skincare, and fragrance. Treat yourself to something special! 🌟🛍️
18/07/2025	12:05	Ready to transform your home? Sherwin-Williams has a wide range of high-quality paints to suit any project. 🎨 Visit today and find the perfect color to make your space shine!
16/07/2025	16:05	Head to PINK for trendy, comfortable styles that you'll love! ❤️ From cozy loungewear to chic accessories, they've got something for everyone. Check it out today!
14/07/2025	10:10	Looking for top-notch athletic gear? Spade Athletics has everything you need to push your limits and perform at your best. 🏋️ Stop by today and check out their selection!
11/07/2025	08:00	🔧 Tackle those summer home improvement projects with help from Lowe's. From tools to outdoor decor, they've got you covered! 🌿🏡
09/07/2025	07:15	☕ Start your day off right with a refreshing iced coffee or iced tea from Starbucks. The perfect treat for any time of day! 🌟🌟
07/07/2025	11:25	Fuel up mid-shopping spree with Charleys Philly Steaks! 🍔🍷 Don't let hunger slow you down—grab a hot, cheesy sandwich and power through!
04/07/2025	08:30	📁 Get organized and ready for the new school year with office supplies from Office Max. They've got everything you need! 📁🖨️
02/07/2025	12:20	If you're in the mood for something delicious, One Gyro is the place to be! Enjoy a fresh, flavorful gyro loaded with all your favorite toppings. 🌯🥗 Stop by and treat yourself today!

Traffic to Website



Downloads



Opens



Active



PUSH NOTIFICATIONS

FAIRVIEW
HEIGHTS

Creative Ad Performance



6.28% CTR
44K IMPR | 2.6K CLICKS



5.98% CTR
7.6K IMPR | 259 CLICKS



4.27% CTR
6K IMPR | 55 CLICKS



3.57% CTR
9.8K IMPR | 298 CLICKS



3.42% CTR
6.2K IMPR | 70 CLICKS



3.04% CTR
4.5K IMPR | 53 CLICKS



2.51% CTR
64.5K IMPR | 669 CLICKS



1.20% CTR
15.6K IMPR | 556 CLICKS



1.17% CTR
6.6K IMPR | 165 CLICKS



1.14% CTR
164K IMPR | 700 CLICKS

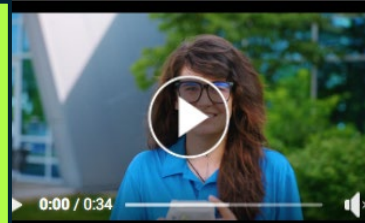


1.04% CTR
133.6K IMPR | 8.4K CLICKS



0.92% CTR
40.5K IMPR | 2.5K CLICKS

Video



6.23% CTR
63.3K IMPR | 758 CLICKS

FAIRVIEW HEIGHTS

Summer Promotion | Facebook + Instagram | 418.5K Impressions | 17.1K Clicks

● Impressions ● CTR

Spend \$30,000



CAMPAIGN PARAMETERS

Flight
July 7 to July 31

Market
Targeted Zip Codes

Target
Female 18-30, 30 – 55 (Primary)
Male 18-30, 30 – 55 (Secondary)

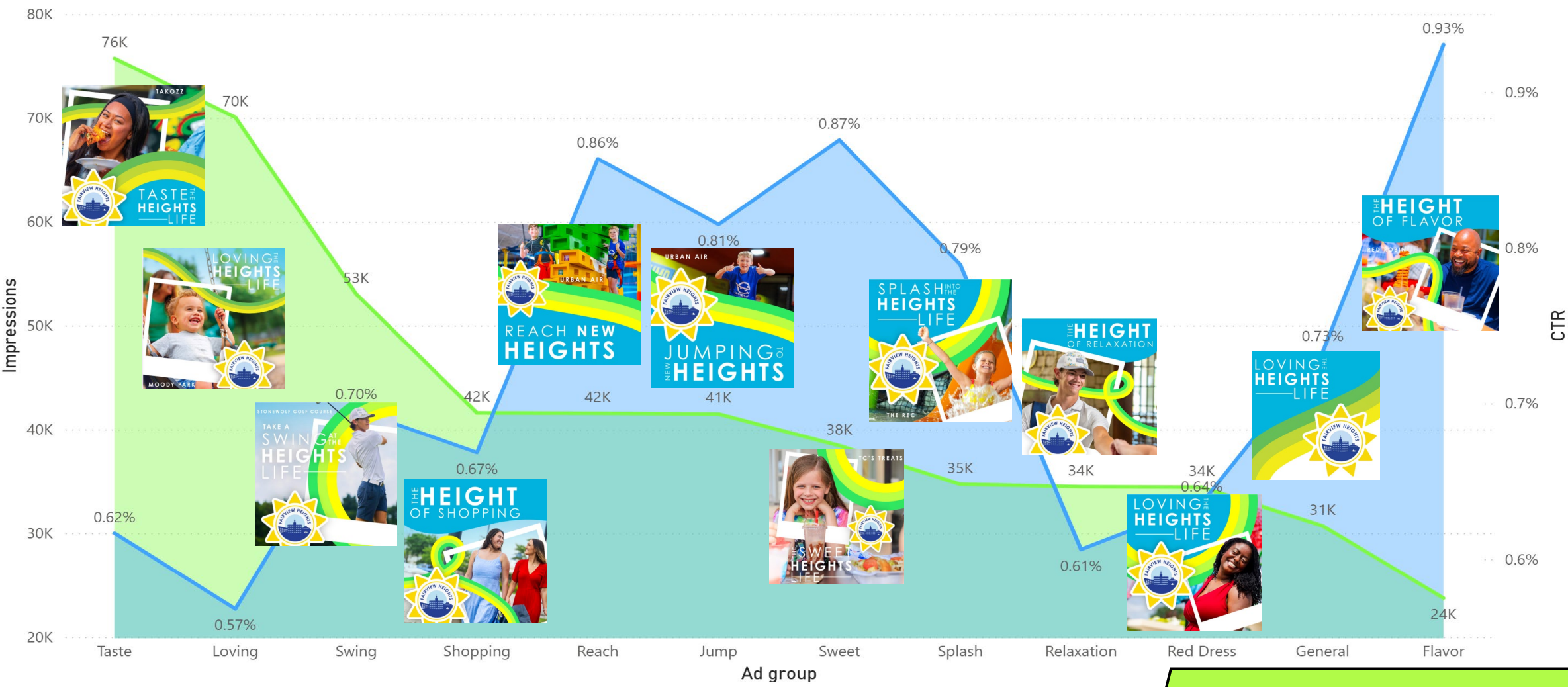
Media:
Facebook
Instagram

Summer Promotion

| Mobile Apps + Display | **520K** Impressions | **3.7K** Clicks

Spend \$19,500

● Impressions ● CTR



CAMPAIGN PARAMETERS

Flight
July 7 to July 31

Market
Targeted Zip Codes

Target
Female 18-30, 30 – 55 (Primary)
Male 18-30, 30 – 55 (Secondary)

Media:
Mobile Apps
Display

Video

Youtube Performance July 7 – August 26

17K

VIEWS



173K

IMPRESSIONS



258.6

(HOURS) WATCH TIME



Spend \$10,500



FAIRVIEW
HEIGHTS

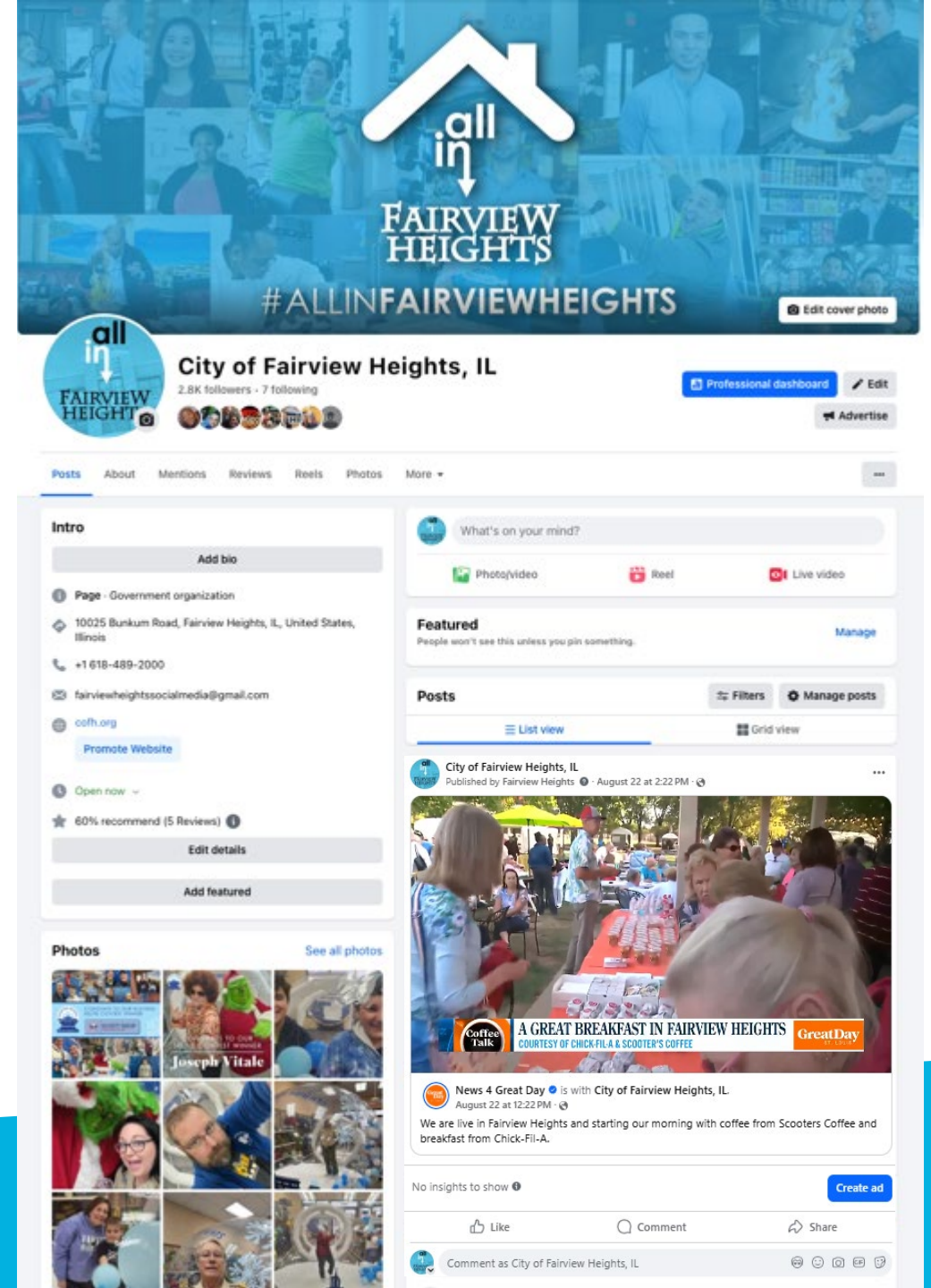
Social Engagement July 7 – August 26

97
New Followers

1.8K
Profile Visits

408.7K
Content Views

4.7K
Link Clicks



Social

Top Content By Views



STONWOLF GOLF COURSE

TAKE A SWING AT THE HEIGHTS LIFE

Live the heights life this summer! 🏌️ Get...

Tue Jul 8, 12:01pm

👁 560 ❤️ 3
💬 0 ➡️ 3



TAKOZZ

TASTE THE HEIGHTS LIFE

Flavors so good you'll taco 'bout it all summ...

Fri Jul 11, 7:00am

👁 543 ❤️ 1
💬 0 ➡️ 2



URBAN AIR

JUMPING ON NEW HEIGHTS

The height of summer fun is found in Fairvie...

Tue Jul 15, 12:00pm

👁 534 ❤️ 2
💬 0 ➡️ 2



TC TREATS

THE SWEET HEIGHTS LIFE

Beat the heat of summer and enjoy a...

Fri Jul 18, 7:01am

👁 532 ❤️ 2
💬 0 ➡️ 2



Live the Fairview Heights life this...

Fri Jul 25, 7:01am

👁 398 ❤️ 0
💬 0 ➡️ 0

FAIRVIEW
HEIGHTS

Creative Light Pole Banners



FAIRVIEW
HEIGHTS

Creative Billboard



FAIRVIEW
HEIGHTS

Creative Yard Sign



FAIRVIEW
HEIGHTS



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) – August 2025
Date: September 12, 2025

Major Department Activities.

Planning and Zoning

- The Planning Commission considered one cases in August:
 - PC 16-25, Zoning Amendment for 9103 Hillside Ave, Fairview Heights. Also identified by St Clair County PIN(s) 02-24.0-301-017, 02-24.0-401-001, 02-24.0-302-013, 02-24.0-302-014, 02-24.0-302-015, 02-24.0-302-016, 02-24.0-304-004, 02-24.0-402-001, 02-24.0-302-049, 02-24.0-302-050.
- The Zoning Board of Appeals did not meet in August.

Plan Review

- Commercial Plan Review in the pre-permitting phase
 - 6308 N Illinois Street (7 Brew) – New Construction – Ward 4

Action Items

- **Planning Commission Case PC-16-25 Planning Commission heard case PC 16-25 on September 9, 2025. After hearing testimony, the Commission voted five (5) in favor, three (3) against and two (2) absent to recommend approval of the application. Planning Committee motion to send PC 16-25 to City Council, with the recommendation of approval.**

Please let me know if there are questions or concerns.

Enc –

- Monthly Project Report – August 2025
- Monthly Inspection Report -August 2025



Monthly Project Details Report

Permit Issued Date Time from Projects feed: 08/01/2025 - 08/31/2025

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Building Permit (C)	25-001528	10 Crossroad Dr	Tim Grotefendt, GHR Contracting, 6189104299, tim@ghrcontracting.com	08/28/2025 at 9:50 AM	egress window
Building Permit (C)	25-001499	380 Office Ct	Tony Darr, Darr Roofing, 6184673277, tony@darrroofing.com	08/21/2025 at 4:43 PM	Removal of shingles, felt water shield and drip edge. reinstall same.
Building Permit (C)	25-001533	350 S Ruby Ln, 6	Kent Robinette, Eagle home improvement, 6182592500, kenkennykent@gmail.com	08/27/2025 at 9:19 AM	Re-roof and new siding
Building Permit (C)	25-001534	340 S Ruby Ln, 9	Kent Robinette, Eagle home improvement, 6182592500, kenkennykent@gmail.com	08/27/2025 at 9:18 AM	Re roof and new siding
Building Permit (C)	25-001538	7 & 7B & 9 Canty Ln	James P & Sara E Bernosky, 6186606139	08/28/2025 at 1:26 PM	NEW VINYL DUMPSTER ENCLOSURE
Building Permit (C)	25-001541	320 N Ruby Ln	dereck Green, RCC Restoration, 6184065121, dereck.green@rccrestore.com	08/28/2025 at 8:46 AM	
Building Permit (C)	25-001483	120 Commerce Ln	Shamrock Permits, Shamrock Hills LLC, 9138506556, permits@shamrockroofer.com	08/22/2025 at 9:56 AM	Commercial re-roof. Remove existing membrane and insulation down to decking, Inspect existing decking for damage and replace as needed. Install new TPO roofing system using IKO 60 Mil TPO, IKOTHERM ISO and INNOVIBOND membrane adhesive.
Building Permit (C)	25-001434	104 Ludwig Dr	Al S Property Holding Llc	08/12/2025 at 11:32 AM	DUMSTER ENCLOSURE
Building Permit (C)	25-000796	23 Monticello Dr	Candi Shrum, Woods Basement Systems, 6183462716, candi@getwoods.com	08/06/2025 at 3:05 PM	Installing exterior drainage system, sump pump
Building Permit (R)	25-001324	5 Pleasant Ln	Amy Stebbins, BluSky Restoration, 3147075487, amy.stebbins@goblusky.com	08/08/2025 at 11:00 AM	Vehicle impact - Repairs needed to drywall, framing, wiring, fireplace face, OH Door replacement, masonry veneer. Detailed scope provided along with drawings.

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Building Permit (R)	25-001537	419 Joseph Dr	Michael Bailey, BMR JOSEPH DRIVE TOWNHOMES LLC, 6189757569	08/27/2025 at 1:35 PM	STORM DAMAGE REPAIR AND REPLACEMENT.
Building Permit (R)	25-001355	9606 Fairmont Rd	Carol H Peebles	08/18/2025 at 1:38 PM	GARAGE STRUCTURE REPLACEMENT
Building Permit (R)	25-001360	9 Estelle Ln	Cherissa Marzano-Gabriel, Acculevel, Inc, 8666693349, cherissa@acculevel.com	08/01/2025 at 4:09 PM	waterproof basement with drain tile fast track and sump piump
Building Permit (R)	25-001419	5500 N Illinois St	Larriell Saleh, 3142210888	08/12/2025 at 3:48 PM	NEW FENCE INSTALLATION
Building Permit (R)	25-001548	5215 Carnegie Ct	Daniel & Jennifer Thoman, 6084260825	08/28/2025 at 9:18 AM	REPLACING 4X4X8FT PORCH POSTS WITH 6X4X8 FT #2 CEDAR POSTS, ADD FOOTING TO MAKE SECURE. REPLACE WOODEN FENCE AT END OF PORCH FOR ADDED SAFETY AND STRUCTURAL STRENGTH.
Building Permit (R)	25-001319	9109 Highland Pk Rd	William Carroll, 3146294137	08/06/2025 at 11:08 AM	FLOOR JOIST REPLACEMENTS
Building Permit (R)	25-001446	204 Mcknight Rd	Donte Haire, The Haire Corporation, 8778031073, install@thehairecorporation.com	08/18/2025 at 9:58 AM	Alterations from tree damage
Building Permit (R)	25-001430	33 Potomac Dr	JASON LEWIS, Sky Blue Development, Inc., 6183987557, LEWISINVESTMENTS@SBCGLOBAL.NET	08/11/2025 at 2:28 PM	New windows, new gutters, reglaze tile in both bathrooms, flooring, painting, replace deck boards and add handrail.
Building Permit (R)	25-001447	8 Spivey Ln	Jerri K & J Harry Zimmerman	08/14/2025 at 2:14 PM	carport
Building Permit (R)	25-001443	71 Concord Dr	Graber Outdoors, Graber Outdoors, 6606050773, Office@graberoutdoors.com	08/13/2025 at 8:46 AM	Remove existing Deck Structure and rebuild New
Building Permit (R)	25-001495	9824 Old Lincoln Trl	Noah Smith, 6185706553, bsanten14@gmail.com	08/21/2025 at 10:22 AM	Finishing garage with insulation and drywall.

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Electrical Permit (C)	25-001373	17-26 Plaza Dr	MIKE RAY, REINHOLD ELECTRIC INC, 3146311158, MRAY@REINHOLDELECTRIC.COM	08/04/2025 at 10:59 AM	INSTALL 5 OUTLETS AND CHECK / REPLACE ALL EXIT / EMERGENCY LIGHTS IF NEEDED FOR "SPIRIT HALLOWEEN".
Electrical Permit (C)	25-001428	6203 N Illinois St	TINA DAVEY, BELL ELECTRICAL CONTRACTORS, 3144479042, tina.davey@bellelectrical.com	08/13/2025 at 8:49 AM	Relocate Trash Enclosure and (1) Site Lighting Pole.
Electrical Permit (C)	25-001348	45 Ludwig Dr	NICK PATEL, SUPER 8 MOTEL, 6184020036	08/06/2025 at 2:08 PM	CONDUIT CHANGE TO METAL
Electrical Permit (C)	25-001478	6011 N Illinois St	MIKE RAY, REINHOLD ELECTRIC INC, 3146311158, MRAY@REINHOLDELECTRIC.COM	08/20/2025 at 8:58 AM	FIX MISC ELECTRICAL CODE UPGRADES IN KITCHEN AREA FOR "POPEYES".
Electrical Permit (C)	25-001412	1807 W Hwy 50	Robert McAlexander, Insta Credit Auto Mart, 6183433973	08/08/2025 at 10:22 AM	REPLACING MC CABLE WITH EMT CONDUIT FOR EXTERIOR EV HOOK UP
Electrical Permit (C)	25-001378	10865 Lincoln Trl	MIKE RAY, REINHOLD ELECTRIC INC, 3146311158, MRAY@REINHOLDELECTRIC.COM	08/06/2025 at 9:25 AM	INSTALL 5 OUTLETS AND CHECK / REPLACE EXIT AND EMERGENCY LIGHTS TO CODE IF NEEDED.
Electrical Permit (R)	25-001507	14 Cozy Ln	Kirk Dulin, Jarvis Electric, 6188060217, kirk@jarvis-electric.com	08/22/2025 at 2:36 PM	Replace 100-amp OH Service
Electrical Permit (R)	25-001374	222 Liberty Rd	Sherry Lamb, A&M Electric Inc., 6182190875, info@a-melectricinc.com	08/05/2025 at 12:44 PM	100 amp disconnect and city inspection requirements
Electrical Permit (R)	25-001351	7329 Stonewolf Ridge Ct	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	08/04/2025 at 11:30 AM	install a 60 amp subpanel in the garage
Electrical Permit (R)	25-001473	327 Pleasant Ridge Rd	keith williams, True Light Electric, LLC, 6185308673, truelightelectric64@yahoo.com	08/20/2025 at 10:28 AM	We will be running required circuits to the kitchen, bathroom, laundry, furnace , A/C and garage

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Electrical Permit (R)	25-001381	22 S Ruby Ln	Patricia Pulliam, GreenGrids, 8153253892, patricia.pulliam@greengridssolar.com	08/06/2025 at 8:59 AM	Upgrade to meter main combo and move interconnection into the meter/main.
Electrical Permit (R)	25-001350	107 Stacy Dr	Diamante Capital Llc	08/04/2025 at 11:08 AM	TURNING ON ELECTRIC - AMEREN REQUIRED INSPECTION TO ENERGIZE
Electrical Permit (R)	25-001382	3 Wilshire Dr	Patricia Pulliam, GreenGrids, 8153253892, patricia.pulliam@greengridssolar.com	08/06/2025 at 8:58 AM	Need to upgrade meter.
Electrical Permit (R)	25-001500	11 Edding Ln	JEFFREY FOUTCH, LOCO ELECTRIC, 6189209714	08/21/2025 at 3:59 PM	Relocate 2 circuits and install new fixtures.
Electrical Permit (R)	25-001338	56 Pine Trl	LEANN BASSLER, Glaenzer Electric Inc., 16182772500, lbassler@glaenzerelectric.com	08/04/2025 at 11:04 AM	Adding outside meter with 100 Amp overhead service and disconnect/.
Electrical Permit (R)	25-001453	18 Del Ray Dr	Patricia Pulliam, GreenGrids, 8153253892, patricia.pulliam@greengridssolar.com	08/14/2025 at 3:48 PM	Interconnecting in meter.
Electrical Permit (R)	25-000849	11 Leo St	Lee Hatley, GOODPWR LLC, 3039709868, permits@goodpwrllc.com	08/04/2025 at 11:01 AM	New 200A meter main combo for roof-mounted PV System with 18 Panels.
Electrical Permit (R)	25-001383	3 E Beacon Hill Rd	Patricia Pulliam, GreenGrids, 8153253892, patricia.pulliam@greengridssolar.com	08/06/2025 at 8:57 AM	Battery in side, add non fused disconnect, replace meter.
Electrical Permit (R)	25-001384	9824 Old Lincoln Trl	Noah Smith, 6185706553, bsanten14@gmail.com	08/07/2025 at 3:42 PM	Adding 4 outlets to the garage
Excavation Permit	25-001399	10251 Lincoln Trl	Katie Williamson, Tiger, 6185785944, katie.williamson@trusttiger.com	08/07/2025 at 8:39 AM	10-15ft sanitary sewer repair
Occupancy Inspection (R)	24-001382	9761 N Holy Cross Rd	Trudy Triplett, 3144404064, tjtriplett@icloud.com	08/04/2025 at 4:15 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Inspection (R)	25- 000034	9910 North Rd	Kemlir Touloute, KT Solutions LLC, 2609187300, ktsconsults@gmail.com	08/28/2025 at 4:10 PM	FRONT HOUSE
Occupancy Inspection (R)	25- 000076	9910 North Rd	Kemlir Touloute, KT Solutions LLC, 2609187300, ktsconsults@gmail.com	08/28/2025 at 4:08 PM	REAR HOUSE
Occupancy Inspection (R)	24- 000181	9840 Old Lincoln Trl	Chad Doyle, REMAX Preferred, 6185803695, chad@chaddoyle.com	08/04/2025 at 4:16 PM	
Occupancy Permit (C)	25- 000688	9811 W State Rt 161	Sunil Patel, French Village Motel, 6183977943	08/15/2025 at 2:17 PM	
Occupancy Permit (C)	25- 001087	10865 Lincoln Trl	Michelle Sitton, 6184203568, michelle.sitton@spirithalloween.com	08/22/2025 at 3:20 PM	
Occupancy Permit (C)	25- 001052	6570 N Illinois St, C	Pramilia Tiwari, Evergreen Beauty and Threading, 6185671304, pantapramilia@hotmail.com	08/07/2025 at 2:31 PM	
Occupancy Permit (C)	25- 000395	4644 N Illinois St	Jason Troester, UBreakIFix, 6362510313	08/28/2025 at 8:57 AM	
Occupancy Permit (C)	25- 000684	45 Ludwig Dr	Crystal Henson, Super 8 Motel, 6186882526	08/14/2025 at 10:57 AM	
Occupancy Permit (C)	25- 000685	12 Ludwig Dr	Jason Medine, Drury Inn & Suits, 6183988530	08/14/2025 at 3:03 PM	
Occupancy Permit (R)	25- 001458	220 Oak Ridge Ct	Philip Tayler, 6185413113, philjotaylor526@gmail.com	08/14/2025 at 1:25 PM	
Occupancy Permit (R)	25- 001471	304 Americana Cir	Brandon Hill	08/18/2025 at 3:12 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25-001466	18 Carlin Dr	Mary Thomas, 6187670996	08/15/2025 at 1:46 PM	
Occupancy Permit (R)	25-001440	80 Phillip Dr, G	Jenny Fox, 6362598056, jenfox9112@gmail.com	08/12/2025 at 12:26 PM	
Occupancy Permit (R)	25-001468	21 Schaperkoetter Dr	Dallas Thompson, 6186236112	08/18/2025 at 12:08 PM	
Occupancy Permit (R)	25-001460	29-37 Northbrook Cir	Chase Tomlinson, 3098463776	08/14/2025 at 3:11 PM	
Occupancy Permit (R)	25-001465	29 Southpoint Rd	Tiarra Christian	08/15/2025 at 12:30 PM	
Occupancy Permit (R)	25-001462	108 Chateau Dr	Karais R R Sedik	08/15/2025 at 9:41 AM	
Occupancy Permit (R)	25-001451	331 Frey Ln	Philip Campos, 6186413015, phil@chaselawpc.com	08/13/2025 at 2:29 PM	
Occupancy Permit (R)	25-001454	14 Hyde Park Rd	Ann Barnum, 6188252260, Ann.Barnum@co.st-clair.il.us	08/14/2025 at 9:44 AM	
Occupancy Permit (R)	25-001461	11-14 Northbrook Cir	Mackenzie Wagner, 6189545641, mackenziew@sitexsolutions.com	08/14/2025 at 3:45 PM	
Occupancy Permit (R)	25-001442	211 Sheffield Ct	Wesley Files, 5732820166, alaniss-home@gmail.com	08/12/2025 at 3:28 PM	
Occupancy Permit (R)	23-008364	801 Wild Horse Creek Dr	Christone Enterprises, Christone Enterprises, Inc, 6186242502, utility@christone.com	08/04/2025 at 4:26 PM	PROPERTY MANAGEMENT COMPANY NEEDS TO SCHEDULE INSPECTION FOR MOVE IN.

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25- 001482	29 Schaperkoetter Dr	Leslie Wilson, 3148143684	08/19/2025 at 3:36 PM	
Occupancy Permit (R)	25- 001543	5616 Bonita Blvd	Deborah Sparks, 6185509995, deborah.sparks46@gmail.com	08/27/2025 at 12:31 PM	
Occupancy Permit (R)	25- 001565	10303 Lincoln Trl	Joshua Darnall, 3374016110, joshuadarnall2@gmail.com	08/29/2025 at 2:14 PM	
Occupancy Permit (R)	25- 001563	421 Joseph Dr, D	Joyce Wilson, 6187722748	08/29/2025 at 12:48 PM	
Occupancy Permit (R)	25- 001562	100 Belle Dr, A	Mona Washington, 6184093211	08/29/2025 at 12:02 PM	
Occupancy Permit (R)	25- 001560	33-14 Northbrook Cir	Christina Napper, 6189805482, christinacollinns@gmail.com	08/29/2025 at 9:14 AM	
Occupancy Permit (R)	25- 001555	126 Stacy Drive	Tylissa Brown, 6182100497, 21ttbrown@gmail.com	08/28/2025 at 1:57 PM	
Occupancy Permit (R)	25- 001554	2 Peachtree Ln	Ashley Halterman, 4234399221, sh mashley032@gmail.com	08/28/2025 at 12:08 PM	
Occupancy Permit (R)	25- 001549	37S Sapphire Ln	Melissa Wilkes Hampton, 3107791284, theola0909@icloud.com	08/28/2025 at 9:38 AM	
Occupancy Permit (R)	25- 001545	8 Fairview Dr	Samuel Kluthe, 6187954007	08/27/2025 at 12:53 PM	
Occupancy Permit (R)	25- 001544	646 Ember Crest Dr	Brittany Gatson, 3039161654, bgatson22@gmail.com	08/27/2025 at 12:37 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25- 001542	201 Elvira Dr	Danielle Andrews, 6184027769	08/27/2025 at 12:16 PM	
Occupancy Permit (R)	25- 001486	716 Terra Springs Way Dr	Larissa Venhaus, 6182079986, lvenhaus@hotmail.com	08/20/2025 at 1:57 PM	Purchased home 8/18/2025
Occupancy Permit (R)	25- 001532	5109 N Illinois St, 116	Timothy Henry, 6184162910	08/26/2025 at 10:43 AM	
Occupancy Permit (R)	25- 001527	12 Bluff Ct	Aidan Schweitzer, 6185583500, aidanschweitzer7@gmail.com	08/25/2025 at 4:05 PM	
Occupancy Permit (R)	25- 001519	6817 Dunhill Dr	Gemini Howard, 6187465270, thehowardfamily618@gmail.com	08/25/2025 at 12:20 PM	
Occupancy Permit (R)	25- 001510	701 Conner Cir	Jeffrey Andich, 3014612075	08/22/2025 at 2:12 PM	
Occupancy Permit (R)	25- 001509	116 Lake Stratford Ct	Amanda Kaltwasser, 6186712036, ackalt2@yahoo.com	08/22/2025 at 11:51 AM	
Occupancy Permit (R)	25- 001498	4 Briar Cliff Dr	Richard O'Brien, 3149220367	08/21/2025 at 2:31 PM	
Occupancy Permit (R)	25- 001497	40 Lindenleaf Ln	Jessica Williams, 6189716564, jesswill09@yahoo.com	08/21/2025 at 11:17 AM	
Occupancy Permit (R)	25- 001494	123 Ashley Dr	Wendy Gregory, 6184208074	08/20/2025 at 2:37 PM	
Occupancy Permit (R)	25- 001492	39 Circle Dr	Randa Belba, 6185306219	08/20/2025 at 1:53 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25- 001490	01-32 Northbrook Cir	Talyn Scott, 4357492886, talynnn9@gmail.com	08/20/2025 at 1:37 PM	
Occupancy Permit (R)	25- 001438	283 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/12/2025 at 12:09 PM	
Occupancy Permit (R)	25- 001409	23-32 Northbrook Cir	Kylee Ambri, 4809254442, kyleefaith01@icloud.com	08/08/2025 at 9:27 AM	
Occupancy Permit (R)	25- 001436	714 Applewood Creek Dr	Hasan Nijmeh, 6185093317	08/12/2025 at 10:24 AM	
Occupancy Permit (R)	25- 001358	5213 Loyola Ct	Eunyoung Valadez, 6182077763, eunyoung.valadez@gmail.com	08/01/2025 at 12:02 PM	
Occupancy Permit (R)	25- 001379	10 Tietje Dr	Daniell Cotton, 6189291992	08/05/2025 at 9:42 AM	
Occupancy Permit (R)	25- 001370	450 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/12/2025 at 12:06 PM	
Occupancy Permit (R)	25- 001369	407 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/12/2025 at 12:06 PM	
Occupancy Permit (R)	25- 001368	282 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/12/2025 at 12:05 PM	
Occupancy Permit (R)	25- 001361	62 Phillip St, 4	Micheal Boan, 6186709794, mboan12@gmail.com	08/01/2025 at 2:02 PM	
Occupancy Permit (R)	25- 001359	1 Berkley Ct	Tiffany & Dorot Gully & Thruman	08/01/2025 at 12:09 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25- 001354	9811 Bunkum Rd	Chad M Roberts, 8034102845	08/01/2025 at 9:44 AM	
Occupancy Permit (R)	25- 001390	5 Ram Ct	Kelsey Stanfield, 3144408298, kelsey.stanfield@gmail.com	08/05/2025 at 4:04 PM	
Occupancy Permit (R)	25- 001353	9113 Lynwood Ln	Monique Williams, 6182102798	08/01/2025 at 9:28 AM	
Occupancy Permit (R)	25- 001327	227 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/12/2025 at 12:04 PM	
Occupancy Permit (R)	25- 001300	239 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/12/2025 at 12:03 PM	
Occupancy Permit (R)	25- 001278	255 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/12/2025 at 12:03 PM	
Occupancy Permit (R)	25- 001249	238 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/12/2025 at 12:05 PM	
Occupancy Permit (R)	25- 000952	117 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/12/2025 at 11:59 AM	
Occupancy Permit (R)	25- 000950	128 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/12/2025 at 12:00 PM	
Occupancy Permit (R)	25- 001387	411 Joseph Dr	Job Toledo, Fridas Cocina LLC, 3145508976, fridascocina817@gmail.com	08/05/2025 at 10:21 AM	
Occupancy Permit (R)	25- 001366	39-36 Northbrook Cir	Shannon Morganthaler, 6189746724	08/01/2025 at 4:00 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25- 001392	213 Joseph Dr	Daniel Vega, 2063351223	08/05/2025 at 4:15 PM	
Occupancy Permit (R)	25- 001413	21 Stacy Dr	Derek Warren	08/08/2025 at 10:57 AM	
Occupancy Permit (R)	25- 001424	315 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/12/2025 at 12:07 PM	
Occupancy Permit (R)	25- 001423	2005 Minter Ln	Amanda Mann, 6187953757, amanda.mann3425@gmail.com	08/08/2025 at 4:18 PM	
Occupancy Permit (R)	25- 001422	204 Linda Dr	Andrea Ballard, 6186980028, andreaballard1982@gmail.com	08/08/2025 at 3:21 PM	
Occupancy Permit (R)	25- 001421	8 Ivan Ct	Christa Dyson-Spiller, 3143052087, christads@gmail.com	08/08/2025 at 3:15 PM	
Occupancy Permit (R)	25- 001394	5 Mary Ann Dr	Shreejan Shakya, 6187228000, shreejanshakya0@gmail.com	08/06/2025 at 10:38 AM	
Occupancy Permit (R)	25- 001420	31 Lexington Dr	Alys O'Rourke, 3146024226, aorourke4846@hotmail.com	08/11/2025 at 8:36 AM	
Occupancy Permit (R)	25- 001415	7 Lakeshire Dr	Etlon King, 6189541765	08/11/2025 at 8:44 AM	
Occupancy Permit (R)	25- 001414	33 Wilshire Dr	Ruth Ramierz Sanchez, 6186702538	08/08/2025 at 11:11 AM	
Occupancy Permit (R)	25- 001566	39-16 Northbrook Cir	Quancia Rudd, 6185417610, nicirudd@icloud.com	08/29/2025 at 2:50 PM	

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Occupancy Permit (R)	25-001403	21 Ivan Ct	Carolyn Collins, 6186328502, carolyncollinscarlyn@gmail.com	08/07/2025 at 1:32 PM	
Occupancy Permit (R)	25-001401	16 Sharilane Dr	Ruth Contreras, 5623721797, ruth-contreras@rocketmail.com	08/07/2025 at 10:10 AM	
Occupancy Permit (R)	25-001400	9 Crossroad Dr	Katalin Fowler, 6185736323	08/07/2025 at 2:23 PM	
Permanent Sign Permit (C)	25-000753	526 Lincoln Hwy	BRANDON CRISP, TOP NOTCH CUSTOMZ & WINDOW TINTING LLC, 6184165405, brandoncrisp0520@yahoo.com	08/01/2025 at 11:38 AM	ADDING NEW BUSINESS SIGN TO FRONT OF BUILDING AND STREET SIGN
Permanent Sign Permit (C)	25-001380	10900 Lincoln Trl	JUAN NINO, SIGNMEX, 7735529133, sign_mex@yahoo.com	08/05/2025 at 4:23 PM	New sign installation.
Permanent Sign Permit (C)	25-001395	10212 Lincoln Trl	Richard Laux, United Ink, 6182350200, rich@united-ink.com	08/08/2025 at 11:46 AM	Replacing old historic Chuck Wagon Sign with a modern replication to try and keep the historic look. The existing footings, support poles are all good, just taking the sign itself off the pole and replacing it with a new sign.
Permanent Sign Permit (C)	25-001126	6570 N Illinois St, C	Anita Mason, Mason Sign & Printing Co. LLC, 3144231608, masonsignsstl@gmail.com	08/19/2025 at 11:12 AM	New Diabond panel
Permanent Sign Permit (C)	25-001236	6208 N Illinois St	Amy Anderson, Midwest Light & Sign, 5737601994, admin@mwsign.com	08/11/2025 at 10:52 AM	sign head replacement - E-01

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Permanent Sign Permit (C)	25-001316	5500 N Illinois St	Dave Pott, Fastsigns of Glen Carbon, 6188002885, dave.pott@fastsigns.com	08/28/2025 at 4:10 PM	The proposed sign for **University Nursery and Preschool**, located at 5500 N Illinois, Suite 2, Fairview Heights, Illinois 62208, is an exterior wall-mounted building sign measuring 8 feet wide by 3 feet tall. The sign is constructed with a durable metal substrate and features dimensional letters fabricated from ¼ inch thick acrylic. These letters are precision-cut and flush-mounted to the metal panel, creating a clean and professional appearance suitable for long-term outdoor display. The sign is designed to be weather-resistant and highly visible. It will be flush-mounted to the building wall using commercial-grade fasteners, with the bottom edge of the sign installed approximately 3 feet above ground level. Placement details include a setback of 51 feet from Highway 159, 15 feet from the nearest brick structure, and 2 feet from the top edge of the mounting wall, with a total mounting height of approximately 88.5 inches from the ground to the top of the sign. The purpose of the sign is to identify the future location of University Nursery and Preschool, enhance its visibility to passing traffic, and inform the community of the upcoming educational facility.
Permanent Sign Permit (C)	25-001407	10900 Lincoln Trl	JUAN NINO, SIGNMEX, 7735529133, sign_mex@yahoo.com	08/14/2025 at 11:01 AM	Replace new plastic on an existing sign ONLY.
Plumbing Permit (C)	25-001445	6118 N Illinois St	Justin Manley, RGM Plumbing Systems, 6182675206, rgmplumbingsystems@gmail.com	08/14/2025 at 4:53 PM	Installing 4" c-900 water main from existing meter to pipe stubbed out of building.
Plumbing Permit (C)	25-001349	5500 N Illinois St	James Alexander, Alexander Plumbing & Remodeling, 6187379164, Alexanderplumbing2209@gmail.com	08/04/2025 at 2:58 PM	GREASE TRAP 3 BAY SINK INSTALLATION - SUBJECT TO CASEYVILLE TOWNSHIP SEWER DISTRICT APPROVAL
Plumbing Permit (R)	25-001530	513 Anita Dr	Katie Williamson, Tiger, 6185785944, katie.williamson@trusttiger.com	08/27/2025 at 9:19 AM	replace two handle shower valve w/ single handle shower valve
Plumbing Permit (R)	25-001371	308 Laurel Dr	Katie Williamson, Tiger, 6185785944, katie.williamson@trusttiger.com	08/04/2025 at 11:18 AM	Replace electric tankless water heater w/ a 40 - gal natural gas, replace frost free hose faucet & 1/2 copper water line repair
Plumbing Permit (R)	25-001352	200 Lola Ln	Nikki Gale, Morrison Plumbing, Heating & Air, 6182132439, nikki.g@morrisonplumbing.com	08/04/2025 at 8:58 AM	Install water heater
Plumbing Permit (R)	25-000388	108 Meckfessel Dr	Katie Williamson, Tiger, 6185785944, katie.williamson@trusttiger.com	08/06/2025 at 4:19 PM	25ft sanitary sewer repair

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Pool Permit (C)	25-001376	9207 Hillside Ave	Brian Kniffin, Hostas on the Bluff, 6185671522, support@hostasonthebluff.com	08/06/2025 at 8:59 AM	Above ground pool bought online and installed by the owner
Pool Permit (R)	25-001432	9917 Bunkum Rd	Thomas W & Mary Kay Prott	08/12/2025 at 10:05 AM	ABOVE GROUND SWIMMING POOL
Solar Permit (R)	25-000742	327 Countryside Ln	Lee Hatley, GOODPWR LLC, 3039709868, permits@goodpwrllc.com	08/11/2025 at 2:37 PM	To install a 10.94 kw pv array roof mounted solar installation with 27 panels **Main service Disconnect**
Solar Permit (R)	25-001143	9841 Old Lincoln Trl	Michael Cushing, CMC Electric, Inc, 6183452008, info@cmcelectricinc.com	08/18/2025 at 10:33 AM	Installation of a 17KW roof mount solar array
Solar Permit (R)	25-001060	225 Americana Cir	Alex Ames, Valoa Solar, LLC, 8165088300, permits@valoasolar.com	08/11/2025 at 10:01 AM	
Solar Permit (R)	25-001033	112 Lakeland Hills Dr	Samantha Rutledge, EWD Energy Solutions LLC, 3146011556, srutledge@ewdennergysolutions.com	08/12/2025 at 8:37 AM	13.020 KW DC Roof Mounted Solar
Solar Permit (R)	25-001011	401 Veach Dr	Zach Morgan, Freedom Forever LLC, 5016075553, permitlittlerock@freedomforever.com	08/18/2025 at 11:43 AM	Installation of PV rooftop panels, MPU, and Solar dge Energy Bank
Solar Permit (R)	25-000848	11 Leo St	Lee Hatley, GOODPWR LLC, 3039709868, permits@goodpwrllc.com	08/21/2025 at 9:05 AM	To install a 7.29kW roof mounted PV system with 18 panels and a new 200A meter main combo.
Temporary Sign Permit (C)	25-001362	5100 N Illinois St	Anita Gajewski, Legacy Christian Academy, 6183459571, info@legacychristianacademy.info	08/01/2025 at 2:54 PM	One large and 4 small yard signs on Route 159 at 5100 N. Illinois St.
Temporary Sign Permit (C)	25-000754	526 Lincoln Hwy	BRANDON CRISP, TOP NOTCH CUSTOMZ & WINDOW TINTING LLC, 6184165405, brandoncrisp0520@yahoo.com	08/01/2025 at 11:38 AM	TEMPORARY COMPING SOON SIGN

TEMPLATE NAME	PERMIT NUMBER	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME	PERMIT DESCRIPTION
Temporary Sign Permit (C)	25-001265	10865 Lincoln Trl	Mariah Crane, Spirit Halloween, 7577931503, mariahcrane415@gmail.com	08/13/2025 at 12:30 PM	Temporary sign to be installed on pylon on each side
Temporary Sign Permit (C)	25-001450	10865 Lincoln Trl	Mariah Crane, Spirit Halloween, 7577931503, mariahcrane415@gmail.com	08/13/2025 at 3:41 PM	
Temporary Sign Permit (C)	25-001377	5100 N Illinois St	Emily Rye, Berean Christian School, 6188250609, office@bereanchristianschool.net	08/06/2025 at 8:38 AM	We want to raise awareness of our school location!
TOTAL				148	



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

This report summarizes activity by permit type.

from feed: 08/01/2025 - 08/31/2025

PROJECT TYPE	PASSED	FAILED	# OF RESULTS
Building Permit (C)	19	0	26
Building Permit (R)	193	15	221
Demolition Permit (C)	1	0	2
Electrical Permit (C)	3	0	5
Electrical Permit (R)	12	2	17
Mechanical Permit (R)	1	1	2
Occupancy Inspection (R)	67	52	123
Occupancy Permit (C)	6	5	12
Occupancy Permit (R)	1	0	1
Permanent Sign Permit (C)	8	0	8
Plumbing Permit (C)	2	1	3
Plumbing Permit (R)	1	0	1
Pool Permit (R)	2	0	2
Solar Permit (R)	13	9	23
Temporary Sign Permit (C)	2	0	2

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

RESOLUTION PC 16-25

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A ZONING AMENDMENT FOR HOSTA'S ON THE BLUFF AT 9103 HILLSIDE AVE

WHEREAS, Brian Kniffin, hereinafter referred to as the "Applicant," applied for a Zoning Amendment for approval for Hosta's on the Bluff at parcel number 02-24.0-301-017, 02-24.0-401-001, 02-24.0-302-013, 02-24.0-302-014, 02-24.0-302-015, 02-24.0-302-016, 02-24.0-304-004, 02-24.0-402-001, 02-24.0-302-049, 02-24.0-302-050 commonly known as 9103 Hillside Ave; and

WHEREAS, the Fairview Heights Development Code requires that zoning amendments be approved in accordance with section 14-14-07; and

WHEREAS, the Applicant has properly applied for a zoning amendment.

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-14-07 of the City of Fairview Heights Development Code on August 12, 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 shall be responsible for all City costs incurred in administering and enforcing this approval.
4. That the Director of Land Use and Development, and his designee, shall have the right to inspect the premises for compliance and safety purposes.
5. That this Approval shall automatically expire if the use is not initiated within one year of City Council Approval.
6. That the Applicant shall obtain all required permits and comply with all ordinances and codes.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Fowler upon vote being taken thereon, the following voted in favor thereof: Fowler, Baldwin, Hutchison, Hopkins and McDermott.

And the following voted against the same: Herrington, Wesemann, and Hoppe.

- That the proposed use will change traffic circulation and ingress/egress.
- That the proposed use will be hazardous or disturbing to existing neighboring uses.
- That the proposed use will involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare, or odors.
- That the proposed use will substantially adversely impair the use, enjoyment, or market value of any surrounding property.

And the following abstained: None

And the following were absent: Smith and Petroff.

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 9th day of September 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 16-25

REQUEST: Zoning Amendment to change zoning designation from "R-3" Single Family Residential to "C" Conservation district, several parcels of land identified by St. Clair County PIN(s) 02-24.0-301-017, 02-24.0-401-001, 02-24.0-302-013, 02-24.0-302-014, 02-24.0-302-015, 02-24.0-302-016, 02-24.0-304-004, 02-24.0-402-001, 02-24.0-302-049, 02-24.0-302-050. *VOTE REQUESTED.*

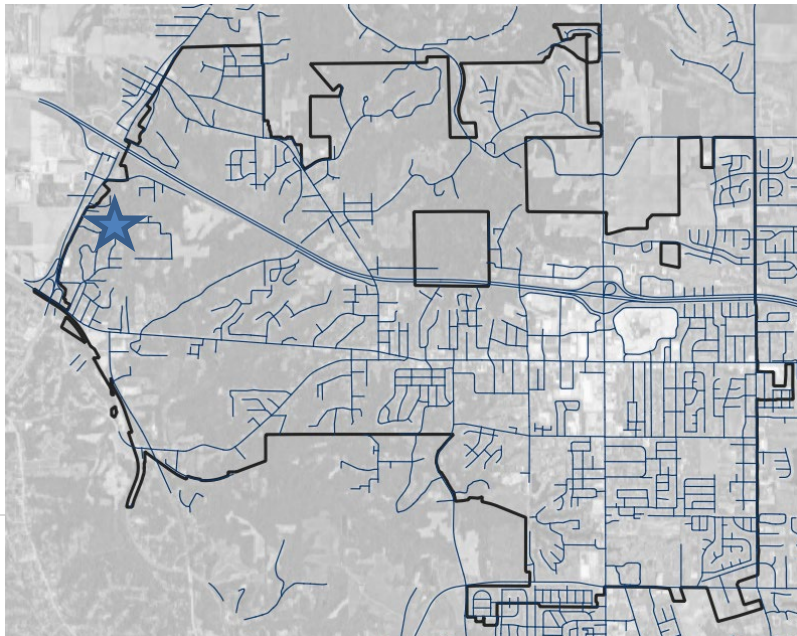
APPLICANT NAME: Brian Kniffin

MEETING DATE: September 9, 2025

ZONING: R3 – Single Family Residential District

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

GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

The subject property is located in the west part of the City, west of IL Rte 157 and south of Interstate 64. The parcels consist of 11.76 acres and includes greenspace, single family residences, a former school, and greenhouses.

The property is zoned “R3” Single Family Residential, which is designed as an exclusive single-family district.

The applicant is seeking an amendment to the zoning map to change the zoning designation to “C” Conservation. The purpose of this district is to encompass areas that are presently undeveloped or sparsely developed and that, for various reasons, should remain so for the foreseeable future. Tracts of land in this district, which provide the city with valuable natural resources, open space and aid in maintaining the stability of the natural environment, should be preserved and protected.

The applicant submitted this petition in order to facilitate a plan for the property. Specifically, the applicant seeks to continue agricultural activities and to create a wine garden for customers. These actions cannot be accomplished under the current “R3” zoning designation, which does not permit agricultural activities or a wine garden. The C zoning district would permit the proposed use.

2. DISCUSSION

Context

The subject site is located in the western portion of the City, west of IL Rte 157, and south of Interstate 64. It is comprised of ten parcels.

The zoning designation for these parcels is R-3 – Single Family Residential District. This zoning district is intended as an exclusive single-family district. Zoning Amendments must be approved by the Planning Commission as established in Development Code Section 14-14-07, Map (Rezoning) and Text Amendment Procedure.



Zoning: Site and Surrounding Areas

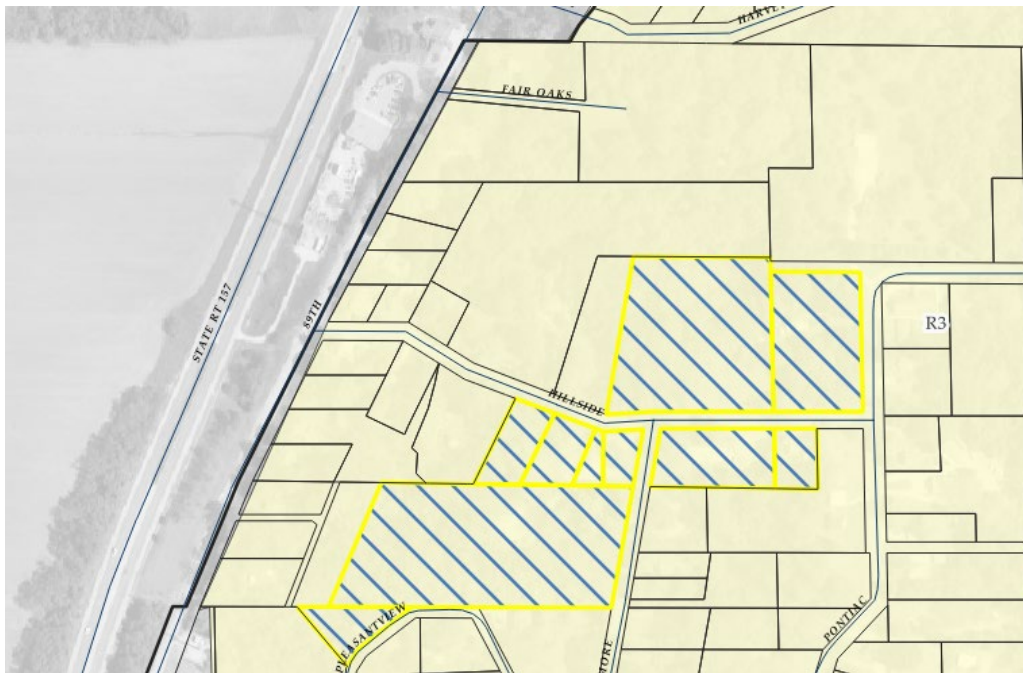
The zoning and land uses of adjoining and surrounding properties are as follows:

North: R-3 – Single Family Residential;

South: R-3 – Single Family Residential;

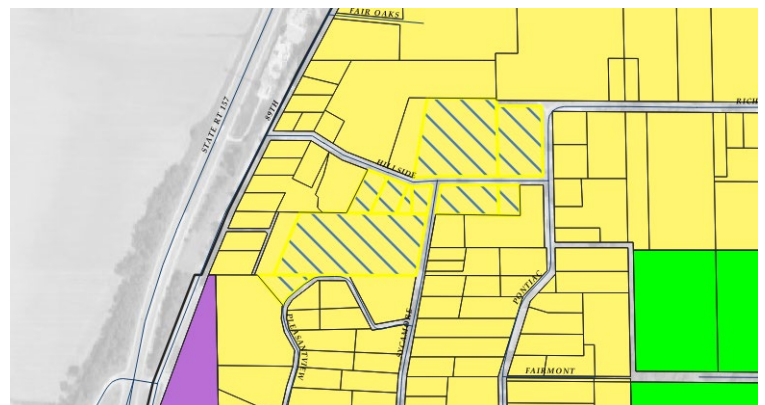
West: R-3 – Single Family Residential;

East: R-3 – Single Family Residential.



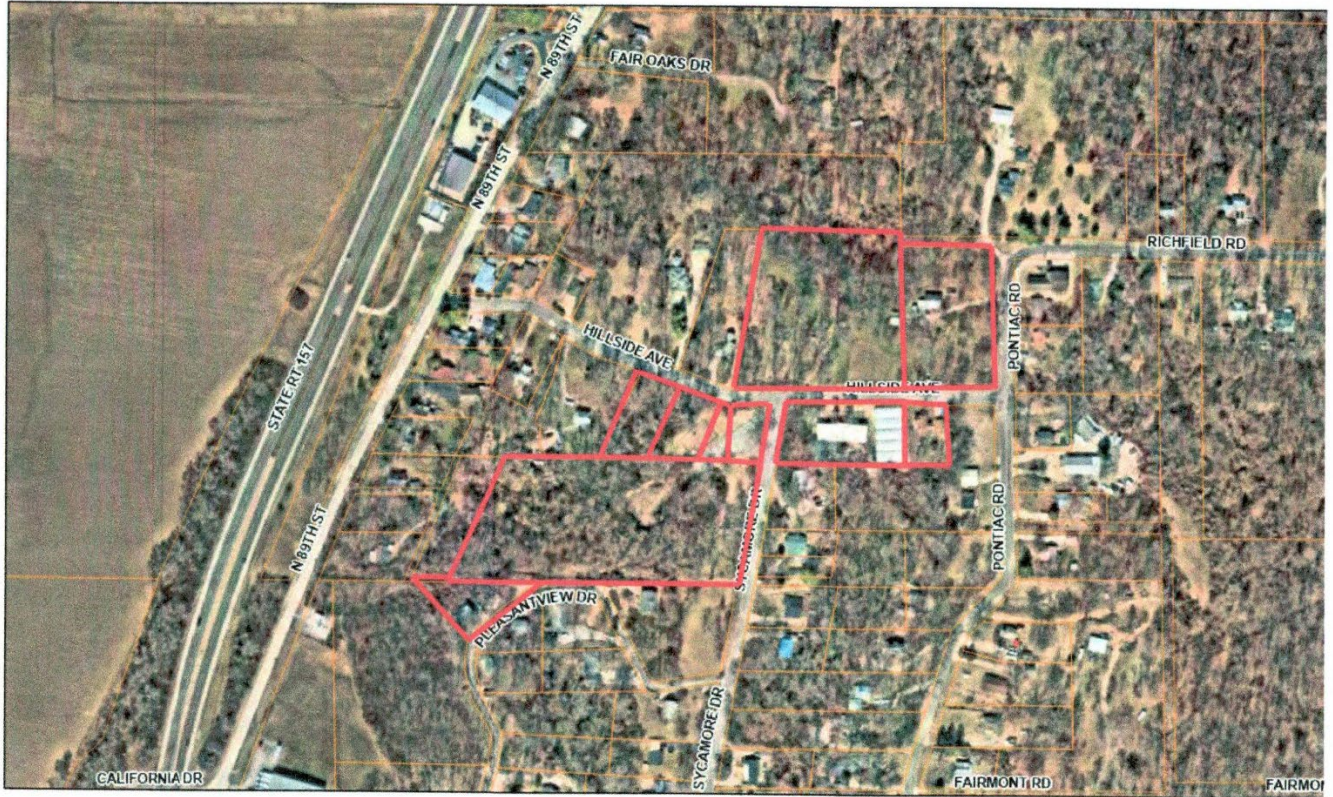
Future Land Use: Site and Surrounding Areas

The Fairview Heights Comprehensive Plan Future Land Use Map identifies the subject site as Single-Family Detached Residential. This designation includes areas designated exclusively or primarily for single family detached residential structures. Some single-family residential areas may contain a small number of duplexes or other single family attached dwelling, but single family detached dwellings should be the predominant housing type and characterize these areas of the community.



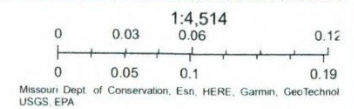
Site Photograph

St Clair County Parcel Map



7/7/2025, 11:05:18 AM

Roads Township Boundary Major Highways
Parcels 30



St Clair
Esri, HERE, Garmin, USGS.

Planning Considerations

I. Analysis: Site Development

The applicant is seeking to rezone the subject site to allow agricultural activities and to operate a wine garden. In deliberations the Planning Commission shall consider if the rezoning is in the best interest for the community and serves as the highest and best use of the subject site.

Exhibits

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



CITY OF FAIRVIEW HEIGHTS

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

Dear Applicant:

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

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

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

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

(SEE ATTACHED SCHEDULE OF SUBMISSION DEADLINES AND MEETING DATES)

REQUEST FOR ZONING AMENDMENT

Planning Commission
Fairview Heights, Illinois

Special Permit No. _____
Date: _____

(Do not write in this space. For office use only)

Date of Hearing: _____
Notice Published on: _____
Newspaper: _____

Perm Parcel #: _____
Zone District: _____
Fee Paid \$ _____ Date: _____

Recommendation of Planning Commission

- ☐ Denied
☐ Approved
☐ Approved with modification

Date: _____

Action by City Council

- ☐ Denied
☐ Approved
☐ Approved with modification

Date: _____

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

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

1) Name of Applicant: Brian Kniffin Phone # 618-567-1522

Address: 1601 Pleasant View Dr Fairview Heights IL 62208

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

3) Name of Owner
(s): _____ (If other

than applicant): _____ Phone # _____

Address: _____

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

a. Amendment to Text: ()

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

Reason for amendment: _____

b. Amendment to Map: (x)

It is requested that the property described below and shown on the attached site plan be rezoned from _____ R-3 Single Family _____ to _____ Conservation _____

Address of property: _____ 9103 Hillside Ave _____ (see attached) _____

Legal description of property (lot/block/subdivision or metes & bounds; attach additional sheets if necessary): _____ BLUFF VIEW LOT/SEC-18 EX SWLY 85FT A028113532 _____

Present use of property: _____ Hostas on the Bluff Garden and Retail _____

Proposed use of Property: _____ Hostas on the Bluff Garden and Retail _____

Reason for amendment: Host small private events, provide wine tastings and use of animals to control vegetation growth on the hillside.

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

James A Thomas Trustee 9103 & 9011 Hillside Ave Fairview Heights IL 62208 - Residential

Dennis & Karen Fulton 9301 Richfield Rd Fairview Heights IL 62208 - Residential

Prospect Park Church 9300 Richfield Rd Fairview Heights IL 62208 - Church

John & Brian Halwachs 1804 Pontiac Rd Fairview Heights IL 62208 - Residential

Steven & Linda Dominic 1715 Pontiac Rd Fairview Heights IL 62208 - Residential

Danville Sewell 1722 Sycamore Fairview Heights IL 62208 - Residential

Jaime Avalos 9008 Hillside Ave Fairview Heights IL 62208 - Residential

Karla Scott 1710 N 89th St Fairview Heights IL 62208 - Residential

Gerald & Linda Wyatt 1726 N 89th St Fairview Heights IL 62208 - Residential
Peoria and Company LLC 1615 Pleasant View Dr Fairview Heights IL 62208 - Business

Barrett Place Enterprises LLC 1710 Pleasant View Dr Fairview Heights IL 62208 - Residential

Nicholas Galanopoulos 1716 Pleasant View Dr Fairview Heights IL 62208 - Residential

Marrie Reynolds 1715 Pleasant View Dr Fairview Heights IL 62208 - Residential

Shane Hale 1713 & 1716 Sycamore Dr Fairview Heights IL 62208 - Residential

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

Date: 7/8/25

Applicant: Brian E. Hale

Date: _____

Owner(s): _____

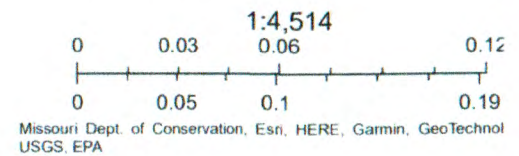
1	02-24.0-301-017	KNIFFIN, BRIAN	9103 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	3.03
2	02-24.0-401-001	KNIFFIN, BRIAN	9207 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	1.6
3	02-24.0-302-013	CITY OF FAIRVIEW HEIGHTS	9102 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	0.47
4	02-24.0-302-014	CITY OF FAIRVIEW HEIGHTS	9102 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	0.41
5	02-24.0-302-015	CITY OF FAIRVIEW HEIGHTS	HILLSIDE AVE	Parcel	0.14
6	02-24.0-302-016	CITY OF FAIRVIEW HEIGHTS	HILLSIDE AVE	Parcel	0.25
7	02-24.0-304-004	KNIFFIN, BRIAN	9206 HILLSIDE FAIRVIEW HEIGHTS	Parcel	0.9
8	02-24.0-402-001	KNIFFIN , BRIAN	9208 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	0.33
9	02-24.0-302-049	CITY OF FAIRVIEW HEIGHTS	PLEASANT VIEW	Parcel	4.22
10	02-24.0-302-050	KNIFFIN , BARBARA J	1703 PLEASANT VIEW DR FAIRVIEW HEIGHTS	Parcel	0.41
				Total	11.76 acres

St Clair County Parcel Map



7/7/2025, 11:05:18 AM

Roads Township Boundary Major Highways
Parcels 30



Heather M. Hinson

From: noreply@collectorsolutions.com
Sent: Tuesday, July 8, 2025 2:27 AM
To: brian.kniffin@hostasonthebluff.com
Subject: Payment Receipt

Notice: This email was sent from an outside address.

Illinois: City of Fairview Heights

Payment Receipt

Thank You for Your Payment

Please save this Confirmation Number for your personal records.

Customer Name

Brian Kniffin

Effective Date

7/8/2025 2:26 AM Central Standard Time

Confirmation Number

20006677

Payment Method	Amount
Visa ***** 1597	\$281.33
Item	Payment
Zoning Map Amendment	\$275.00
Transaction Fee:	\$6.33
Total Amount Paid:	\$281.33

Payment Details

Zoning Map Amendment

Name: Brian Kniffin - Address: 1601 Pleasantview Drive - Brian Kniffin - \$275.00

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



DEPARTMENT OF LAND USE AND DEVELOPMENT

PUBLIC HEARING NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, August 12, 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 Zoning Amendment in the "R3" Single Family Residential zoning district for Hosta's on the Bluff at 9103 Hillside Ave, also identified by St. Clair County PIN(s) 02-24.0-301-017, 02-24.0-401-001, 02-24.0-302-013, 02-24.0-302-014, 02-24.0-302-015, 02-24.0-302-016, 02-24.0-304-004, 02-24.0-402-001, 02-24.0-302-049, 02-24.0-302-050.

Request was made by Brian Kniffin, 9103 Hillside Ave, Fairview Heights, IL 62208.

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

Dated this 28th day of July 2025.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 16-25

10025 BUNKUM ROAD, FAIRVIEW HEIGHTS, IL 62208

P:618.489.2060

WWW.COFH.ORG