



City of Fairview Heights

CITY COUNCIL MEETING AGENDA
10025 BUNKUM ROAD
FAIRVIEW HEIGHTS, IL 62208
OCTOBER 07, 2025
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. Call to Order

F. Consent Agenda:

City Council Minutes – September 16, 2025

B. Pledge of Allegiance

C. Invocation

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. 23-'25 an Ordinance amending Ordinance No. 190, "The Revised Code", Chapter 14, "The Development Code", Section 14-2-2, "Zone District Map and Boundaries" By changing the Zone District of certain real property known as Parcel Identification Numbers 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 from R3 Single Family Residential District to C Conservation District . (Community Committee)

Proposed Resolution No. 63-'25 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 Moddy Park. (Community Committee)

Proposed Resolution No. 64-'25 a Resolution authorizing the Mayor to enter into a purchase agreement with M&M GC for the purchase of one (1) Club Carryall 700 E Gas Utility Vehicle for use by the Parks and Recreation Department. (Community Committee)

L. MOTION

M. ADJOURNMENT

**CITY OF FAIRVIEW HEIGHTS
CITY COUNCIL MINUTES
September 16, 2025**

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: Barbara Brumfield, Brenda Wagner, Pat Peck, Anthony LeFlore, Bill Poletti, Frank Menn, Derrick King and James Winkeler. Alderman Josh Frawley was absent – excused. City Clerk Karen Kaufhold and Attorney Andrew Hoerner were present.

PUBLIC PARTICIPATION

Art Knepper wanted to show appreciation to Alderman Anthony LeFlore for his kindness and generosity for the children at the Fishing Rodeo.

CONSENT AGENDA

Alderman Bill Poletti moved to approve the September 02, 2025 City Council Meeting Minutes. Seconded by Alderman Barbara Brumfield.
Roll call on the September 2, 2025 City Council Meeting Minutes showed Aldermen Brumfield, Wagner, Peck, LeFlore, Poletti, Menn, King, and Winkeler voting “Yea”. Alderman Frawley was absent. Motion passes with 8 yeas.

COMMITTEE REPORTS

The Mayor announced that the next Community Committee Meeting will be on September 17, 2025 at 7:00 P.M.

COMMUNICATIONS FROM THE MAYOR

Mayor Mark began by giving a short overview and introduction of Jeff Harris, who will be the new Alderman for Ward IV. Mayor Kupsy wanted to thank all the volunteers for the Annual Kid’s Fishing Rodeo. Mayor Kupsy announced that the Annual Illinois Municipal League (I.M.L.) will be held September 18-20, 2025 in Chicago, IL. Mayor announced demolition will start Monday, September 22nd, 2025 of the two homes next to The REC Center as well as the building behind City Hall.

COMMUNICATIONS FROM ELECTED OFFICIALS

Alderman Pat Peck discussed helpful resources for those who are attending I.M.L.

Alderman Brenda Wagner brought attention that Alderman run as independents, and as elected officials, they need to lead by example.

UNFINISHED BUSINESS

Proposed Ordinance No. 15-'25 an Ordinance approving the Tax Increment Redevelopment Plan and Project for the Fairview Heights Lincoln Highway and 159 TIF. Proposed Ordinance No. 15-'25 was read for the second time.

Roll call on the Proposed Ordinance No. 15-'25 showed Aldermen Brumfield, Wagner, Peck, LeFlore, Poletti, Menn, King, and Winkeler voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Proposed Ordinance No. 15-'25 passed on 8 yeas 1 absent

Proposed Ordinance No. 15-'25 no becomes **ORDINANCE NO. 1999-2025**

Proposed Ordinance No. 16-'25 an Ordinance Designating the Fairview Heights Lincoln HWY and 159 TIF. Proposed Ordinance No. 16-'25 was read for the second time.

Roll call on the Proposed Ordinance No. 16-'25 showed Aldermen Brumfield, Wagner, Peck, LeFlore, Poletti, Menn, King, and Winkeler voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Proposed Ordinance No. 16-'25 passed on 8 yeas 1 absent

Proposed Ordinance No. 16-'25 no becomes **ORDINANCE NO. 2000-2025**

Proposed Ordinance No. 17-'25 an Ordinance Adopting Tax Increment Financing for the Fairview Heights Lincoln HWY and 159 Redevelopment Project Area. Proposed Ordinance No. 17-'25 was read for the second time.

Roll call on the Proposed Ordinance No. 17-'25 showed Aldermen Brumfield, Wagner, Peck, LeFlore, Poletti, Menn, King, and Winkeler voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Proposed Ordinance No. 17-'25 passed on 8 yeas 1 absent

Proposed Ordinance No. 17-'25 no becomes **ORDINANCE NO. 2001-2025**

Proposed Ordinance No. 18-'25 an Ordinance Establishing and Designating the Lincoln HWY and 159 Business District and approving the Lincoln HWY and 159 Business District Plan within the City of Fairview Height, Illinois. Proposed Ordinance No. 18-'25 was read for the second time.

Roll call on the Proposed Ordinance No. 18-'25 showed Aldermen Brumfield, Wagner, Peck, LeFlore, Poletti, Menn, King, and Winkeler voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Proposed Ordinance No. 18-'25 passed on 8 yeas 1 absent

Proposed Ordinance No. 18-'25 no becomes **ORDINANCE NO. 2002-2025**

Proposed Ordinance No. 19-'25 an Ordinance Establishing and Imposing certain Business District Taxes in the City of Fairview Heights Lincoln Highway and 159 Business District. Seconded by Alderman Brumfield. Proposed Ordinance No. 19-'25 was read for the second time.

Roll call on the Proposed Ordinance No. 19-'25 showed Aldermen Brumfield, Wagner, Peck, LeFlore, Poletti, Menn, King, and Winkeler voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Proposed Ordinance No. 19-'25 passed on 8 yeas 1 absent

Proposed Ordinance No. 19-'25 no becomes **ORDINANCE NO. 2003-2025**

Proposed Ordinance No. 20-'25 an Ordinance Amending Ordinance No. 1990-2025, passed on April 15, 2025 and approved on April 16, 2025; an Ordinance establishing a Budget for the City of Fairview Heights for the fiscal year 2025-2026. Proposed Ordinance No. 20-'25 was read for the second time.

Roll call on the Proposed Ordinance No. 20-'25 showed Aldermen Brumfield, Wagner, Peck, LeFlore, Poletti, Menn, King, and Winkeler voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

UNFINISHED BUSINESS – CONTINUED

Proposed Ordinance No. 20-'25 passed on 8 yeas 1 absent

Proposed Ordinance No. 20-'25 now becomes **ORDINANCE NO. 2004-2025**

NEW BUSINESS

Proposed Ordinance No. 21-'25 an Ordinance authorizing a Redevelopment Agreement between the City of Fairview Heights, Illinois and HC Fairview, LLC for a Redevelopment Project at 1-26 Plaza drive in the City of Fairview Heights. Motion made by Alderman Wagner. Seconded by Alderman Poletti. Proposed Ordinance No. 21-'25 was read for the first time.

Motion by Alderman Menn to advance Proposed Ordinance No. 21-'25 to the second reading. Seconded by Alderman Wagner.

Roll call to advance Proposed Ordinance No. 21-'25 to the second reading showed Aldermen Brumfield, Wagner, Peck, LeFlore, Poletti, Menn, King, and Winkeler voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Roll call on the Proposed Ordinance No. 21-'25 showed Aldermen Brumfield, Wagner, Peck, LeFlore, Poletti, Menn, King, and Winkeler voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Proposed Ordinance No. 21-'25 passed on 8 yeas 1 absent

Proposed Ordinance No. 21-'25 now becomes **ORDINANCE NO. 2005-2025**

Proposed Ordinance No. 22-'25 an Ordinance amending Ordinance No. 1990-2025, passed on April 15, 205; an Ordinance establishing a Budget for the City of Fairview Heights for the Fiscal Year 2025-2026. Motion made by Alderman Poletti. Seconded by Alderman Wagner. Proposed Ordinance No. 22-'25 was read for the first time.

Motion by Alderman Wagner to advance Proposed Ordinance No. 22-'25 to the second reading. Seconded by Alderman Poletti.

Roll call to advance Proposed Ordinance No. 22-'25 to the second reading showed Aldermen Brumfield, Wagner, Peck, LeFlore, Poletti, Menn, King, and Winkeler voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Roll call on the Proposed Ordinance No. 22-'25 showed Aldermen Brumfield, Wagner, Peck, LeFlore, Poletti, Menn, King, and Winkeler voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Proposed Ordinance No. 25-'25 passed on 8 yeas 1 absent

Proposed Ordinance No. 25-'25 now becomes **ORDINANCE NO. 2006-2025**

Proposed Resolution No. 60-'25 a Resolution authorizing the Mayor to enter into a Lease Agreement with Bluebird Network for the lease of Data Center Colocation Rackspace and Service. Motion made by Alderman Peck. Seconded by Alderman Poletti.

Roll call on Proposed Resolution No. 60-'25 showed Aldermen Brumfield, Wagner, Peck, LeFlore, Poletti, Menn, King, and Winkeler voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Proposed Resolution No. 60-'25 passed on 8 yeas 1 absent

Proposed Resolution No. 60-'25 now becomes **RESOLUTION NO. 4663-2025**

Proposed Resolution No. 61-'25 a Resolution authorizing the Mayor to enter into a contract on behalf of the City of Fairview Heights with KRD Excavating, Inc. to remove and replace deteriorated concrete joins, Longacre Drive, between Illinois Route 159 and Union Hill Road. Motion made by Alderman Winkeler. Seconded by Alderman Wagner.

NEW BUSINESS - CONTINUED

Roll call on Proposed Resolution No. 61-'25 showed Aldermen King, Winkeler Brumfield, Wagner, Peck, LeFlore, Poletti, and Menn voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Proposed Resolution No. 61-'25 passed on 8 yeas 1 absent

Proposed Resolution No. 61-'25 now becomes **RESOLUTION NO. 4664-2025**

Proposed Resolution No. 62-'25 a Resolution authorizing the Mayor to enter into a contract on behalf of the City of Fairview Heights with Gleeson Asphalt, Inc. to remove and replace the existing parking lot at the City's Police Department Facility. Motion made by Alderman LeFlore. Seconded by Alderman Wagner.

Roll call on Proposed Resolution No. 62-'25 showed Aldermen King, Winkeler Brumfield, Wagner, Peck, LeFlore, Poletti, and Menn voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Proposed Resolution No. 62-'25 passed on 8 yeas 1 absent

Proposed Resolution No. 62-'25 now becomes **RESOLUTION NO. 4665-2025**

Motion made by Alderman Peck to appoint Jeff Harris to fill the unexpired term of the late Alderman Harry Zimmerman, Ward IV, term to expire April 30, 2027. Seconded by Alderman Wagner.

Roll call on the motion showed Aldermen King, Winkeler Brumfield, Wagner, Peck, LeFlore, Poletti, and Menn voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Motions made by Alderman Poletti to appoint Pattie Hopkins to the Library Board of Trustees, term to expire on May 01, 2027. Seconded by Alderman Brumfield.

Roll call on the motion showed Aldermen King, Winkeler Brumfield, Wagner, Peck, LeFlore, Poletti, and Menn voting "Yea". Alderman Frawley was absent. Motion passes with 8 yeas.

Motion made by Alderman Wagner moved to adjourn. Seconded by Alderman King. Motion carried.

Meeting adjourned at 7:22 P.M.

Respectfully submitted,

KAREN KAUFHOLD
CITY CLERK

PROPOSED ORDINANCE NO. 23'25

AN ORDINANCE AMENDING ORDINANCE NO. 190, "THE REVISED CODE", CHAPTER 14, "THE DEVELOPMENT CODE", SECTION 14-2-2, "ZONE DISTRICT MAP AND BOUNDARIES" BY CHANGING THE ZONE DISTRICT OF CERTAIN REAL PROPERTY KNOWN AS PARCEL IDENTIFICATION NUMBERS 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 FROM R3 – SINGLE FAMILY RESIDENTIAL TO C – CONSERVATION.

Whereas, the Planning Commission on September 9, 2025 held the necessary Public Hearing and reviewed the Zoning Map Amendment and transmitted its Advisory Report to the Community Committee of the City Council.

Whereas, the Community Committee met on September 17, 2025 to review the Planning Commission Advisory Report.

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

Section 1: Amendment. Amendment of Ordinance No. 190 "The Revised Code", Chapter 14, "Development Code", Section 14-2-2, "Zone District Map and Boundaries" by changing the zone district of certain described real property known as Parcel Identification Numbers 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 from R3 Single Family Residential District to C Conservation District is approved.

Section 2. Supporting Documents. A copy of the Planning Commission Resolution PC 16-25 recommending approval is attached hereto as "Exhibit A". 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 3. Passage. This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

READ FOR THE FIRST TIME:

READ FOR THE SECOND TIME:

PASSED:

APPROVED:

MARK T. KUPSKY, MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN KAUFHOLD – CITY CLERK

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.*

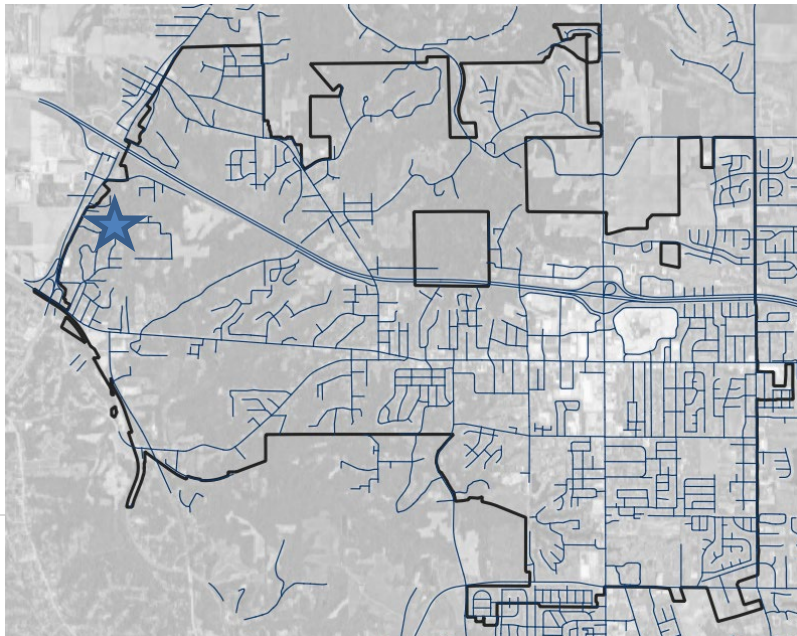
APPLICANT NAME: Brian Kniffin

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

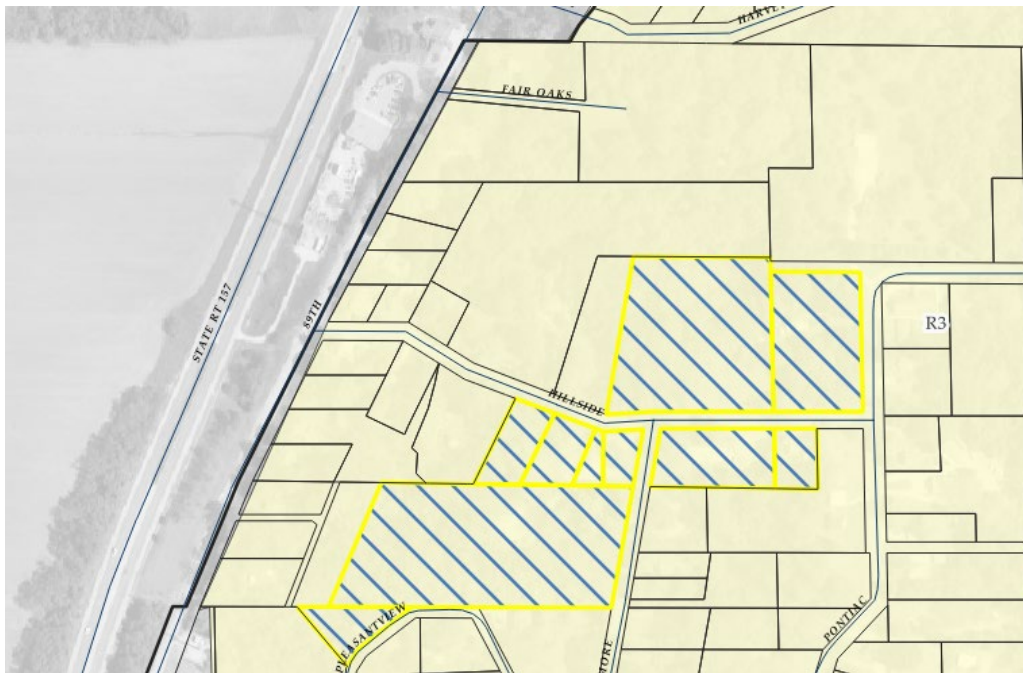
The zoning and land uses of adjoining and surrounding properties are as follows:

North: R-3 – Single Family Residential;

South: R-3 – Single Family Residential;

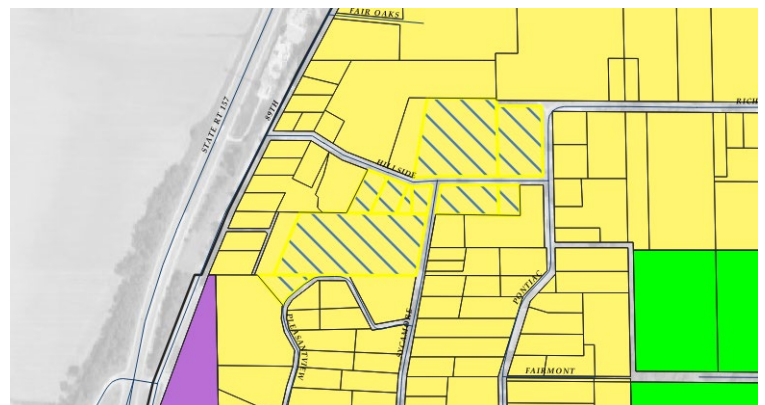
West: R-3 – Single Family Residential;

East: R-3 – Single Family Residential.



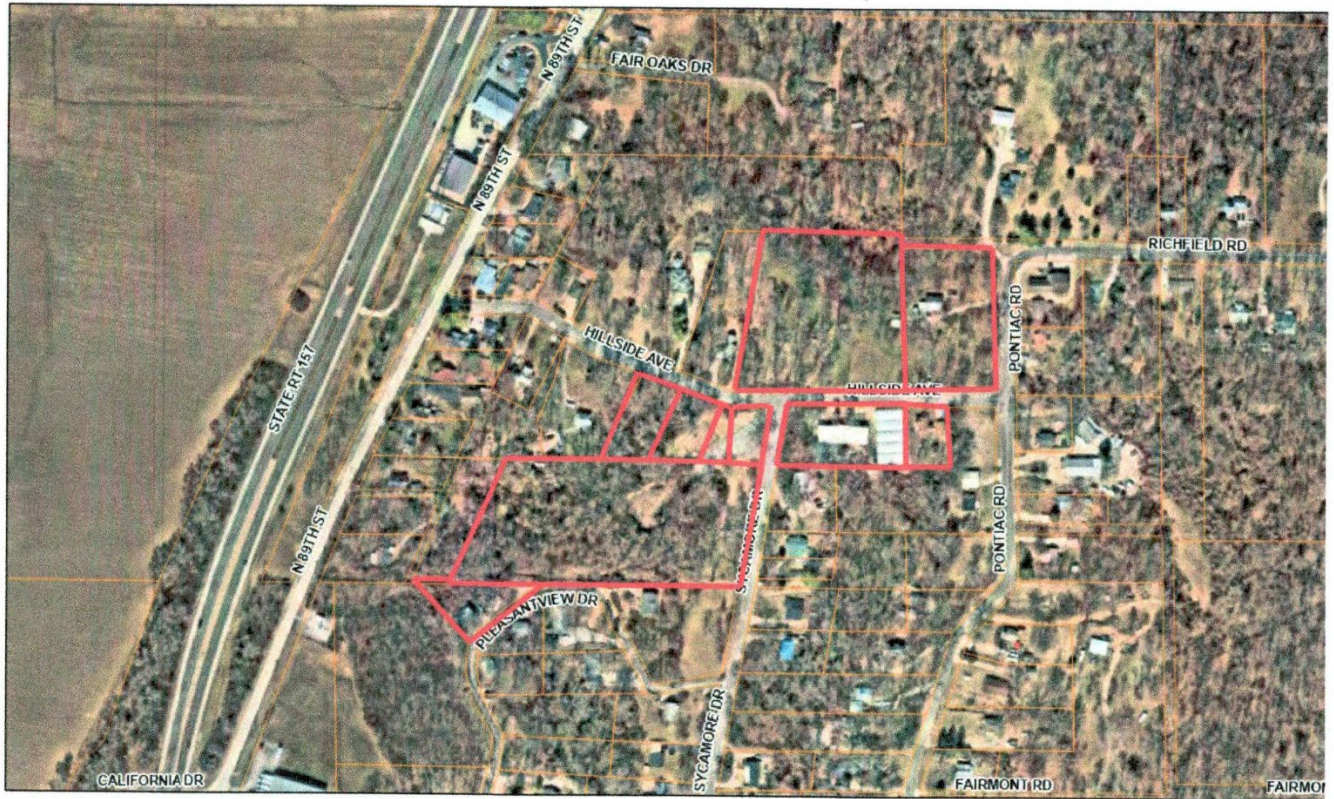
Future Land Use: Site and Surrounding Areas

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

0 0.03 0.06 0.12
0 0.05 0.1 0.19
1:4,514
Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnology
USGS, EPA

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): _____

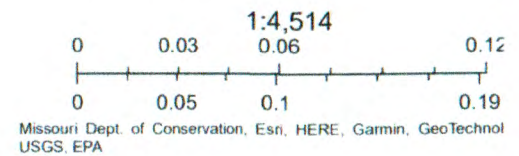
1	02-24.0-301-017	KNIFFIN, BRIAN	9103 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	3.03
2	02-24.0-401-001	KNIFFIN, BRIAN	9207 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	1.6
3	02-24.0-302-013	CITY OF FAIRVIEW HEIGHTS	9102 HILLSIDE AVE FAIRVIEW HEIGHTS	Parcel	0.47
4	02-24.0-302-014	CITY OF FAIRVIEW HEIGHTS	9102 HILLSIDE 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
					11.76
				Total	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

PROPOSED RESOLUTION NO. 63-‘25

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

PROPOSED RESOLUTION NO. 64-'25

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH M&M GC FOR THE PURCHASE OF ONE (1) CLUB CAR CARRYALL 700 E GAS UTILITY VEHICLE FOR USE BY THE PARKS AND RECREATION DEPARTMENT.

WHEREAS, the Parks and Recreation Department is in need of one (1) Club Car Carryall 700 E, and

WHEREAS, M&M GC has submitted a price, per the State of Illinois contract cost of FIFTEEN THOUSAND, SEVEN HUNDRED NINETY-THREE DOLLARS AND NO CENTS (\$15,793.00).

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

That the Mayor be and is hereby authorized to enter into a purchase agreement with M&M GC, 19873 Highway 22, Mexico, MO 65265 for a price of FIFTEEN THOUSAND, SEVEN HUNDRED NINETY-THREE DOLLARS AND NO CENTS (\$15,793.00). per the proposal attached hereto, made a part hereof, and marked "Exhibit A."

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

PASSED:

APPROVED:

MARK T. KUPSKY - MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN J. KAUFHOLD - CITY CLERK



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

FIVE LOCATIONS TO SERVE YOU: MEXICO, MO | LEES SUMMIT, MO | O'FALLON, MO | BETTENDORF, IA | ANDOVER, KS

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: