

COMMUNITY COMMITTEE MINUTES
Wednesday, December 17, 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, Brenda Wagner, Jeff Harris, Anthony LeFlore, Mayor Mark Kupsky, Ex-officio*

Committee Members absent – *Derrick King*

Other Alderpersons and Elected Officials in attendance – *Barb Brumfield, Pat Peck, Video/teleconference - Bill Polletti*

Others in attendance – *Present: Parks and Recreation Director Angela Beaston, Land Use & Economic Development Director Dallas Alley, City Attorney Andrew Hoerner. Economic Development Coordinator Ryan Jenkins. Video/teleconference, IT Associate Director Chris Elliot*

Recorder – *Wendi Gorney*

Approval of December 2, 2025 minutes

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Jeff Harris to approve the December 2, 2025 minutes. Roll call vote: Alderpersons Anthony LaFlore, Brenda Wagner, Frank Menn, Jeff Harris voted yes. Derrick King was absent. Motion carried on 4 yeas and 1 absent.

Parks & Recreation

Alderman Anthony LeFlore, Chairman

Parks and Recreation Director's Report

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

Planning

Alderman Frank Menn, Chairman

Planning Director's Report

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

Planning Commission Cases

Case PC18-25 – Preliminary Plat to allow Aberdeen Villas in the “MF” Multi-family residential zoning district at Old Collinsville Road

Public Participation

Steve Macaluso of Halloran Construction LLC regarding the intended purpose of the property.

Jean Hohm, 725 Ember Crest Dr., expressed concerns regarding traffic and drainage issues, as well as the potential impact of a rental property in the neighborhood on home values.

Narmen Hunter, 701 Ember Crest Dr., concerns were expressed regarding traffic, potential Section 8 use, property naming, maintenance responsibility during and after construction, future ownership, and the safety and preservation of existing homes.

Susan Pfleu, 632 Ember Crest Dr., expressed concerns regarding drainage issues, safety related to increased traffic, potential crime associated with rental properties, and whether the developer would respect the needs of nearby homes.

Michael Armour, 657 Ember Crest Dr., concerns were expressed regarding stormwater runoff, the nature of required buffers, and responsibility for worksite cleanup.

Mary Sue Juen, 657 Ember Crest Dr., clarification was requested regarding whether the new property would be part of the homeowner's association. Although the development is targeted toward residents age 55 and over, it would not be age-restricted. Reference was made to a prior agreement requiring a commercial-level buffer, and a request was made to meet with the builder and developer to discuss concerns.

Mayor Mark Kupsky addressed these concerns.

A motion was made by Alderperson Brenda Wagner and seconded by Alderperson Jeff Harris to forward to City Council with a recommendation of approval of a Preliminary Plat for Aberdeen Villas at Old Collinsville Road Case PC18-25 – Preliminary Plat to allow Aberdeen Villas in the "MF" Multi-family residential zoning district at Old Collinsville Road

Roll call vote: Alderpersons Anthony LaFlore, Brenda Wagner, Frank Menn, Jeff Harris voted yes. Derrick King was absent. Motion carried on 4 yeas and 1 absent.

Zoning Board of Appeals

No cases at this time

Regulation of CBD Products containing THC - the general consensus of the committee was to have Director Alley develop proposed legislation regarding regulation of CBD products containing THC sold within the city.

Development

Alderman Brenda Wagner, Chairman

Economic Development Director's Report

Land Use and Economic Development Director Dallas Alley presented the Director's Report to Committee for review. There were no questions. Coordinator Ryan Jenkins presented information on the America 250 Campaign, including opportunities for city involvement.

Resolution No. xx-2025 – A Resolution Authorizing the Mayor to Enter Into an Agreement with The Fource Group for Website Hosting, Redesign and Development Services

A motion was made by Alderperson Frank Menn and seconded by Alderperson Jeff Harris to forward to City Council with a recommendation of approval for the Resolution Authorizing the Mayor to Enter Into an Agreement with The Fource Group for Website Hosting, Redesign and Development Services.

Roll call vote: Alderpersons Anthony LaFlore, Brenda Wagner, Frank Menn, Jeff Harris voted yes. Derrick King was absent. Motion carried on 4 yeas and 1 absent.

Motion to adjourn by Alderpersons Brenda Wagner and seconded by Frank Menn. Meeting adjourned at 8:41 p.m.

Submitted By:


Wendi Gorney