

Committee Members:

Frank Menn

Anthony LeFlore

Brenda Wagner

Derrick King

Jeff Harris

RETURN TO AGENDA

AGENDA COMMUNITY COMMITTEE

Wednesday, September 16, 2026 – 7:00 p.m.

Council Chambers – Fairview Heights City Hall

10025 Bunkum Road, Fairview Heights, Illinois

Conference Bridge for Public Participation

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Roll Call

Public Participation

Approval of Minutes – Wednesday, August 19, 2026

Parks & Recreation

Alderman Anthony LeFlore, Chairman

1. [Director's Report/Facility Usage Report](#)

2. **DCEO Grant**

Development

Alderman Brenda Wagner, Chairman

1. [Director's Report](#)

Planning

Alderman Frank Menn, Chairman

1. [Planning Commission](#)

a. [PC 07-26-CC – Findings of Fact Relating to Denial of a Special Use Permit for a Mini Mart, Bar, and Gaming Restaurant at 10218 Lincoln Trail](#)

b. [PC 08-26 – Findings of Fact Relating to Denial of a Special Use Permit for a Mini Mart, Bar, and Gaming Restaurant at 10218 Lincoln Trail](#)

2. [Director's Report](#)

COMMUNITY COMMITTEE MINUTES
Wednesday, August 19, 2026, 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 – *Derrick King, Anthony LeFlore, Jeff Harris, Brenda Wagner, Mayor Mark Kupsky, Ex-officio*

Committee Members absent – *Frank Menn*

Other Aldermen and Elected Officials in attendance – *Barb Brumfield, Bill Poletti, Pat Peck*

Others in attendance – *Present: Parks and Recreation Director Angela Beaston, Land Use & Economic Development Director Dallas Alley, City Attorney Andrew Hoerner, Police Chief Steve Johnson. Video/teleconference: User Systems and Support Manager Zach Bartley, Finance Director Gina Rader*

Recorder – *Wendi Gorney*

Public Participation

No Public Participation

Approval of July 22, 2026 minutes

A motion was made by Alderman Anthony LeFlore and seconded by Alderman Derrick King to approve the July 22, 2026 minutes.

Roll call vote: Aldermen Anthony LeFlore, Brenda Wagner, Derrick King voted yes. Frank Menn was absent. Motion carried on 3 yeas, 1 abstain, 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 Membership Usage Report to the Committee for review.

Intergovernmental Agreement with Caseyville Township

A motion was made by Alderman Brenda Wagner and seconded by Alderman Derrick King to forward to City Council with a recommendation of approval for the Intergovernmental Agreement with Caseyville Township and the City of Fairview Heights.

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

REC Expansion and Pleasant Ridge Park Renovation Update

Director Angela Beaston presented construction updates for the project.

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.

Planning

Alderman Frank Menn, Chairman

Alderman Derrick King chaired in Alderman Menn's absence.

Planning Commission PC -06-26-2026 - 1510 N 89th Street

A motion was made by Alderman Brenda Wagner and seconded by Alderman Anthony LeFlore to forward to City Council with a recommendation for approval, subject to clarification of ownership, for Planning Commission PC -06-26-2026- 1510 N 89th Street.

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

Zoning Board of Appeals ZBA 02-26 - 72 Circle Drive

A motion was made by Alderman Brenda Wagner and seconded by Alderman Anthony LeFlore to forward to City Council with a recommendation for approval for the Zoning Board of Appeals ZBA 02-26-72 Circle Drive.

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

Proposed Mobile Food/Retail Vendor License

A motion was made by Alderman Brenda Wagner and seconded by Alderman Jeff Harris to forward to City Council with a recommendation for approval of the proposed Mobile Food/Retail Vendor License Ordinance.

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

Quotation for Streetscape Elements and Lincoln Trail Site Lighting Quote

A motion was made by Alderman Brenda Wagner and seconded by Alderman Jeff Harris to forward to the Finance Committee for discussion at the September 9th, meeting.

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

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.

Motion to adjourn by Alderman Brenda Wagner and seconded by Alderman Anthony LeFlore. Meeting adjourned at 7:57 p.m.

Submitted By:

Wendi Gorney



Parks and Recreation Director's Report

The following is a synopsis of the Parks and Recreation Department:

Facility Usage Report: The facility usage report for the month of June is attached to the Director's Report.

Parks:

Pleasant Ridge Park: This park is currently closed to the public and actively under construction. During the closing, no one is permitted in the park without the authority of Holland Construction. The closure has been announced on social media platforms, the recfh.com website and signage has been placed at the site.

Moody Park: Moody Park has been a very busy location not only for events but also construction projects this past month.

Trail Enhancement Project at Moody Park: The Trail Enhancement Project at Moody Park that was made possible by grant funds from the DCEO is almost complete. Each of the structures have been erected and we currently are awaiting the delivery of the site amenities. Once these amenities are delivered the grant will be 100% completed.

Pickleball/Tennis Court Resurfacing and Repairs: The court resurfacing and repair was made possible by grant funds from the St. Clair County Parks Grant Commission. This grant allowed us to resurface and repair the existing courts eliminating cracks and uneven surfaces. A flexible acrylic resurfacing agent and acrylic paint was applied to the courts along with new lines for pickleball on the 2 tennis courts. This allows the courts to be used for both pickleball or tennis play.

Midwest Salute to the Arts: Once again, Moody Park was the host venue for the 38th Annual Midwest Salute to the Arts. The event brings three days of incredible live music, free entertainment and 100 juried artists from across the country showcasing their art work. Fairview Heights is grateful to host such a wonderful event for our community.

Chip and Seal: A big THANK YOU goes out to the Public Works Department for chip sealing Moody Park.

The REC: The daily check-in report for members and day passes can be found attached to the Director's Report.

Field House and Park Renovation Update: See the attached weekly progress report from Holland Construction.



WEEKLY PROJECT UPDATE

PROJECT: Fairview Heights Rec Addition and Pleasant Ridge Park Renovat CONSTRUCTION COMPLETE: 2/4/2027 (REC) & 9/29/26 (PARK)

ADDRESS: 9950 Bunkem Rd, Fairview Heights, IL 62208 (REC)

SUBSTANTIAL COMPLETION: 1/22/2027 (REC)

ADDRESS: 401 Pleasant Ridge Rd, Fairview Heights, IL 62208 (PARK)

SUBSTANTIAL COMPLETION: 9/15/26 (PARK)

OWNER: City of Fairview Heights

TOTAL LOST DAYS: 17

DATE: 8/7/2026

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	8/3/2026	Yes	86/65	0"	No	
Tuesday	8/4/2026	Yes	88/66	0"	No	
Wednesday	8/5/2026	Yes	88/67	0"	No	
Thursday	8/6/2026	No	75/68	0"	Yes	Rain occurred throughout the day.
Friday	8/7/2026	Yes	89/71	0"	No	

WORK IN PROGRESS THIS WEEK

Next Level Concrete	Completed the playground pavilion footing placement at the park.
HGC	Completed layout for the dumpster enclosure and site utilities at the Rec.
Litteken Plumbing	Completed field measurements for the site gas line at the Rec.
Mueth Excavation	Completed installation of the playground drainage system at the park.
Next Level Concrete	Completed the stem wall and installation of wall embeds.
Pyramid Electric	Began conduit rough-in at the playground pavilion footings.
Sangiolo & Baker Masonry	Completed the first course of block at the park restrooms.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Litteken Plumbing	Begin setting park restroom door frames.
Litteken Plumbing	Begin the sanitary forced main installation at the park.
Next Level Concrete	Continue excavation and concrete placement of the pavilion footings at the park.
Next Level Concrete	Complete the slab-on-grade concrete pours for the park restrooms.
Next Level Concrete	Begin excavation for the dumpster enclosure at the park.
Pyramid Electric	Begin site electric at the park.
Right Way Traffic Control	Begin steel erection at the Rec.
Sangiolo & Baker Masonry	Continue laying masonry walls at the park restrooms.

CONCERNS/DELAYS

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Concrete
immediately after
placement for the
stem walls at the
indoor court.



A view of the crane
following it's delivery
on Thursday, ready
for steel erection to
begin.



The stem wall after it was formed and embeds were in place, prior to concrete placement.



The 8 pavilion footings for the playground pavilion following concrete placement.



A view of the first course of block and underslab electric at the special event restroom.



A view of the first course of block and underslab electric at the Dog Run.



Layout for the
dumpster enclosure
and generator pad
at the Rec.





WEEKLY PROJECT UPDATE

PROJECT: Fairview Heights Rec Addition and Pleasant Ridge Park Renovation
 ADDRESS: 9950 Bunkem Rd, Fairview Heights, IL 62208 (REC)
 ADDRESS: 401 Pleasant Ridge Rd, Fairview Heights, IL 62208 (PARK)
 OWNER: City of Fairview Heights
 DATE: 8/14/2026

CONSTRUCTION COMPLETE: 2/4/2027 (REC) & 9/29/26 (PARK)
 SUBSTANTIAL COMPLETION: 1/22/2027 (REC)
 SUBSTANTIAL COMPLETION: 9/15/26 (PARK)
 TOTAL LOST DAYS: 17

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	8/10/2026	Yes	91/76	0"	No	
Tuesday	8/11/2026	Yes	96/78	0"	No	
Wednesday	8/12/2026	Yes	93/76	0"	No	
Thursday	8/13/2026	Yes	94/75	0.25"	No	
Friday	8/14/2026	Yes	94/76	0"	No	

WORK IN PROGRESS THIS WEEK

Next Level Concrete	Completed excavation for the dumpster enclosure, dog run, and fire pit pavilion footings at the Park.
Litteken Construction	Completed setting the frames at the Park restrooms.
Next Level Concrete	Completed concrete placement for the restroom floors at the Park.
Next Level Concrete	Completed repairs to the three pre-engineered metal building pedestals.
Pyramid Electric	Completed conduit rough-in at the playground pavilion footings and began rough-in at the dog run.
Pyramid Electric	Began wall rough-in for restrooms.
Sangiolo & Baker Masonry	Continued laying masonry walls at the park restrooms.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Litteken Construction	Begin erection of the pre-engineered metal building.
Litteken Plumbing	Begin sanitary force main installation at the Park.
Next Level Concrete	Complete excavation and concrete placement for the pavilion footings at the Park.
Next Level Concrete	Begin concrete curbing at the park playground.
Next Level Concrete	Begin pouring the dumpster enclosure and Polygon footings at the Rec.
Pyramid Electric	Continue site electric at the park.
Sangiolo & Baker Masonry	Continue laying masonry walls at the park restrooms.

CONCERNS/DELAYS

--

A view of the footing excavation for the Special Event Pavilion.



A view of the dumpster enclosure at the Park, formed and ready for Monday's pour.



The
playground
restroom
following
placement of
the interior
slab and
setting of the
door frames.



Door frames
set at the
Special Event
Restroom.



The dumpster enclosure footing following concrete placement at the Park.



Rock infill at the park restrooms prior to the interior pour.



Block work
progress at the
dog run
restroom.





WEEKLY PROJECT UPDATE

PROJECT: Fairview Heights Rec Addition and Pleasant Ridge Park Renovation
 ADDRESS: 9950 Bunkem Rd, Fairview Heights, IL 62208 (REC)
 ADDRESS: 401 Pleasant Ridge Rd, Fairview Heights, IL 62208 (PARK)
 OWNER: City of Fairview Heights
 DATE: 8/21/2026

CONSTRUCTION COMPLETE: 2/4/2027 (REC) & 9/29/26 (PARK)
 SUBSTANTIAL COMPLETION: 1/22/2027 (REC)
 SUBSTANTIAL COMPLETION: 9/15/26 (PARK)
 TOTAL LOST DAYS: 17

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	8/17/2026	Yes	84/69	1.76"	No	
Tuesday	8/18/2026	Yes	86/66	0"	No	
Wednesday	8/19/2026	Yes	82/72	0.1"	No	Rained sporadically in the morning.
Thursday	8/20/2026	Yes	86/72	0.07"	No	
Friday	8/21/2026	Yes	86/70	0"	No	

WORK IN PROGRESS THIS WEEK

Next Level Concrete	Completed the concrete placement for the park trash enclosure walls.
Litteken Construction	Began PEMB base plate modifications for misplaced anchor bolts.
Litteken Plumbing	Began sanitary force main installation at the Park.
Next Level Concrete	Completed concrete placement for the trellis footings at the Rec.
Next Level Concrete	Began concrete placement for the special event pavilion footings.
Next Level Concrete	Began forming the concrete curb at the park playground.
Pyramid Electric	Completed conduit rough-in at the special event pavilion footings.
Pyramid Electric	Continued wall rough-in at the park restrooms.
Sangiolo & Baker Masonry	Continued blocking at the dog run restrooms.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Litteken Construction	Begin erection of the pre-engineered metal building.
Litteken Plumbing	Continue routing water mains to Park restrooms.
Litteken Plumbing	Continue sanitary force main installation at the park.
Litteken Plumbing	Install underground site gas at the Rec.
Next Level Concrete	Complete the dumpster enclosure footings at the Rec.
Next Level Concrete	Complete concrete placement at the covered walkway footings.
Next Level Concrete	Continue forming and pouring the concrete curbing at the park.
Pyramid Electric	Continue wall rough-in at the park restrooms.
Pyramid Electric	Continue site electric at the park.
Sangiolo & Baker Masonry	Continue laying masonry walls at the park restrooms.

CONCERNS/DELAYS

It was observed this week that the existing water line at the park is 2" ILO 4". HCS shared pressures from adjacent hydrant with Farnsworth to confirm the existing 2" is sufficient to service the new park facilities. There is a potential for delay if a 4" water line is required.

Trellis footings at
the Rec prior to
placement.



PEMB steel on
site and ready
for install.



The playground restroom as block was being laid.



The force main following installation and backfill.



The park
restrooms after
the top smooth
course of block
was set.



A view of the
Rec before the
PEMB begins
getting erected.



The manhole structure at the Park during installation.



Hydrovac excavation performed to locate the existing water line at the park.



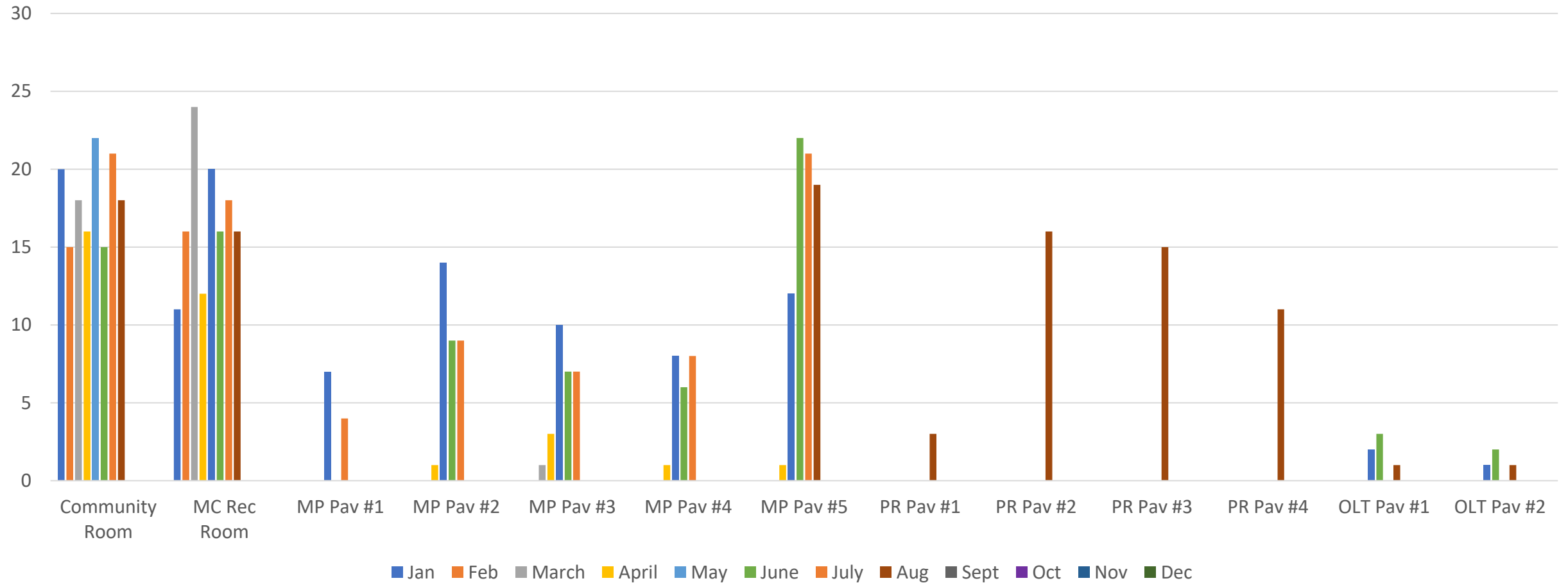


Trail Enhancement
Structures at Moody Park

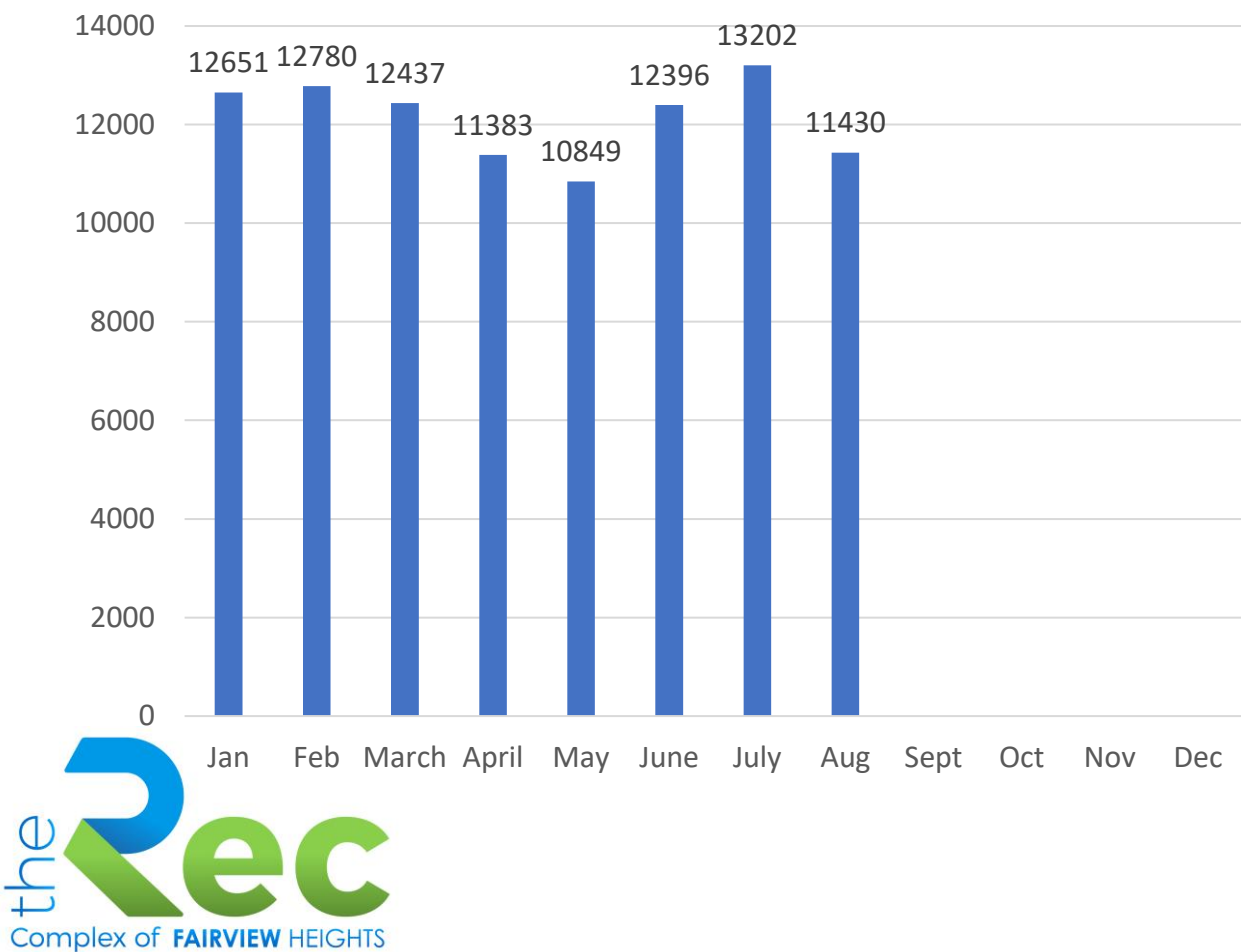
Pickleball and Tennis
Courts Resurfacing at
Moody Park



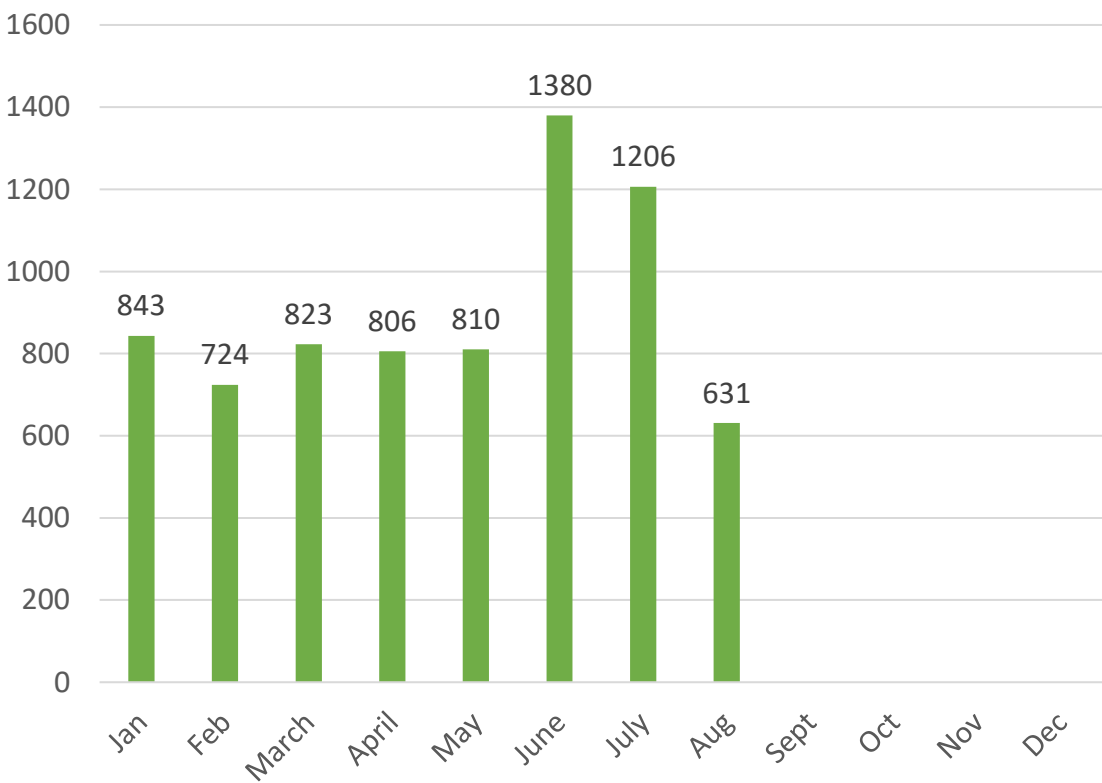
Facility Reservations

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Membership Check-Ins Per Month



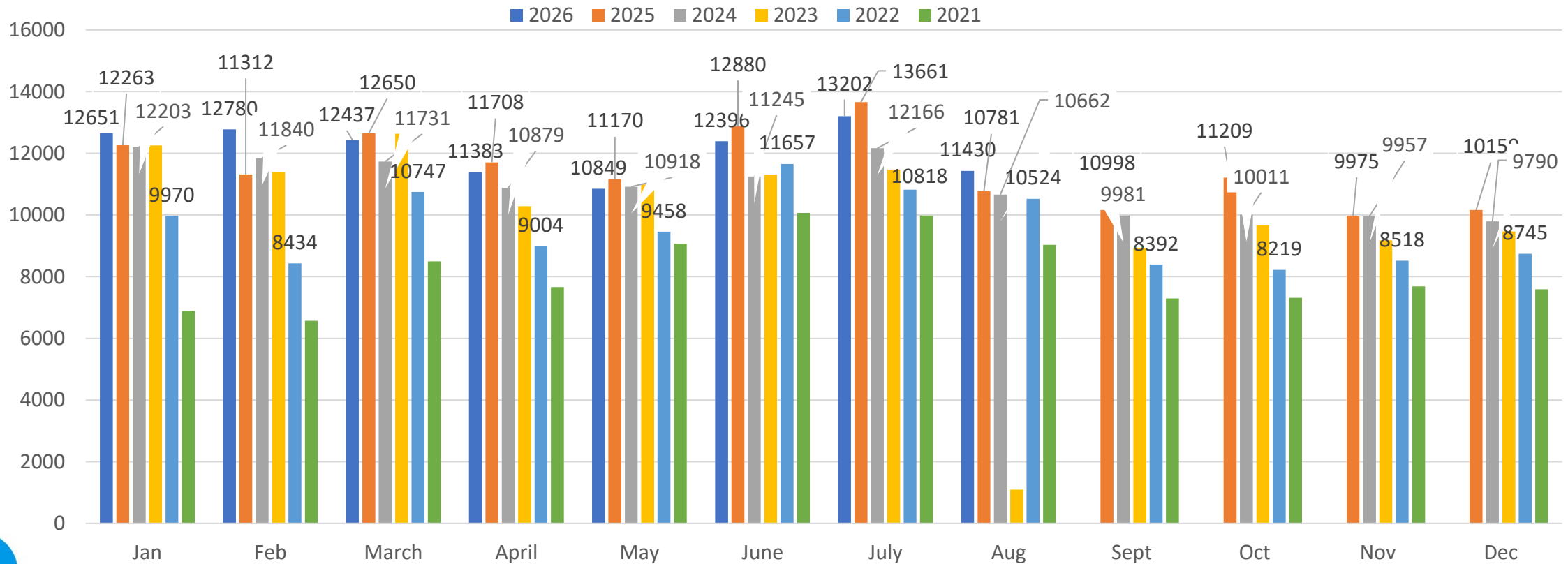
Guest Passes Per Month



The REC Membership Update Yearly Comparison

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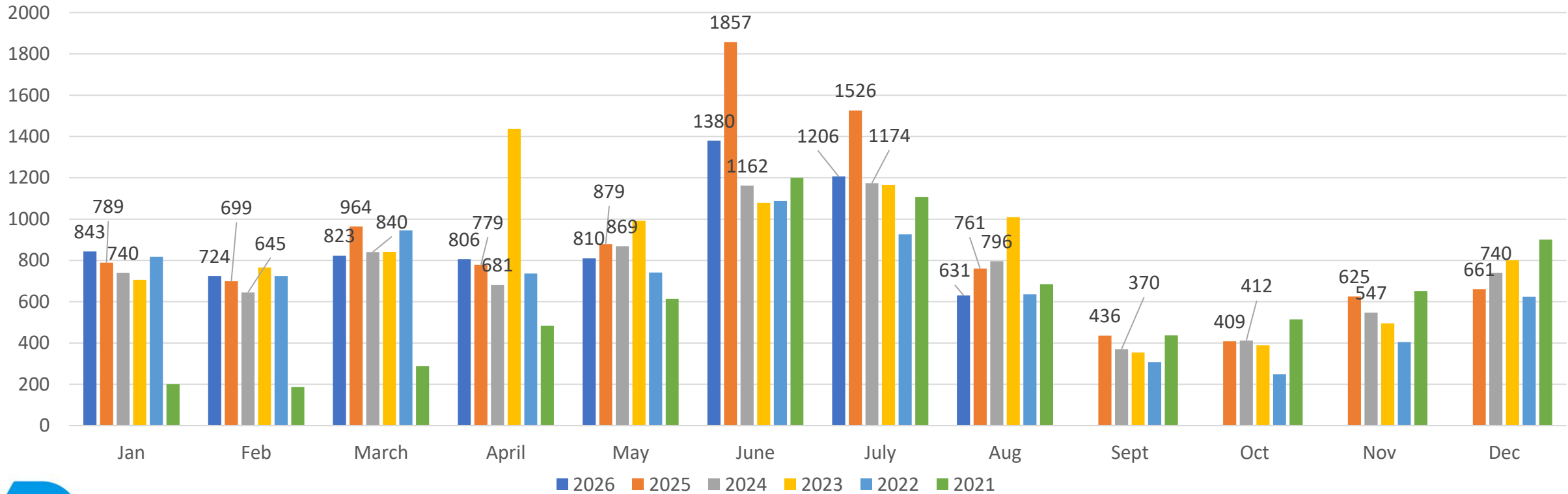
Membership Check-Ins Per Month



The REC Membership Update Yearly Comparison

[RETURN TO AGENDA](#)

Guest Passes Per Month





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 2026
 Date: September 9th, 2026

Major Department Activities

Ribbon Cuttings & Special Events

- Midwest Salute to the Arts – Moody Park – August 28th – 30th.
- Belleville Chamber Government Officials Reception – Belleville, IL – September 10th.
- NASCAR Hauler Parade – St. Clair Square & Highway 159 – September 11th.

Commercial Properties in Transition

- 10705 Lincoln Trl – Fmr. Value City Furniture – A building permit was submitted by Bob's Discount Furniture to renovate and occupy the vacant space.
- 5909 N IL St. – Firehouse Subs – Ryan is coordinating with the store manager to schedule a ribbon cutting.
- 6900 N Illinois St. – Gulf Shores – prospective owner is eager to purchase the property and begin operations; however, ongoing price negotiations with the current owner are delaying progress toward occupancy.
- 10 Lincoln Highway (St. 100) – Uptown Cheapskate – Ryan is coordinating with Debbie Arell-Martinez to schedule a ribbon cutting.
- 6211 N IL St. – Take 5 – construction plans have been submitted
- 6101 N IL St. – Sketchers – construction plans have been submitted
- Lakeland Square – soon to be fully occupied, awaiting building permit applications for new tenant.

Marketing

- Ryan continues to stay highly engaged with the Department's social media presence, sharing updates and events as deemed necessary to a wide audience of our community.
- Ryan held a meeting with The Fource Group to discuss marketing strategies for the City's winter campaign.
- Ryan continues to organize the logistics of the following upcoming community events:
 - **Tree Lighting Festival** | Saturday, November 7 | 3-7pm | Market Place round-a-bout.
 - **Santa Parade** | Wednesday, November 18 | 6:00pm | St. Clair Square.

- Ryan attended Midwest Salute to the Arts to represent the Department and promote the upcoming Tree Lighting ceremony and Santa Parade.
- Ryan attended the Belleville Chamber Government Officials Reception alongside the Mayor to connect with regional elected officials and represent the City.
- The City of Fairview Heights hosted the start of the NASCAR Hauler Parade, where attendees could watch the NASCAR trucks travel north of Highway 159 into Collinsville en route to World Wide Technology Raceway for the Enjoy Illinois 300 Race.

Business Recruitment, Retention & Incentives

- Ryan and Mayor Kupsy attended a second meeting with Gulf Shores to discuss their continued interest in opening in the City.
- Ryan is attending the Illinois Municipal League Annual Conference to learn more about other economic development tools and incentives utilized by other municipalities.
- Ryan continues to hold regular meetings w/ Champions for Lincoln Trail.
- Ryan continues to engage with the O'Fallon-Shiloh Chamber of Commerce and has strengthened relationships with the Greater Belleville Chamber of Commerce to support regional business outreach.
- Ryan attended the Belleville Chamber of Commerce Board of Directors meeting to share updates about the City and create positive relationships with the surrounding business community.
- Dallas and Ryan continue to work with PGAV in updating the TIF design guidelines to align with current development standards and city objectives.
- Dallas continues to work with the 159/50 development group.
- Ryan was invited, and will attend, the Business Networking International (BNI) – Belleville Chapter meeting to connect with small businesses.

Please let me know if there are questions or concerns.

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

RESOLUTION PC 07-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO DENIAL OF A
SPECIAL USE PERMIT FOR A MINI MART, BAR, AND GAMING
RESTURANT AT
10218 LINCOLN TRL

WHERE AS, Brian Nickas, hereinafter referred to as the "Applicant," applied for a Special Use Permit for a mini mart, bar and gaming restaurant at parcel number 03-29.0-400-117; commonly known as 10218 Lincoln Trl; and

WHEREAS, the Fairview Heights Development Code requires that major modifications to a site development plan in B4 Retail Business District be approved as a special use;

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

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on September 08, 2026, and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the subject property is zoned "B4" Retail Business District.
3. That the Applicant's special use permit for a mini mart, bar and gaming restaurant shall be denied, based on the following criteria.
 - That the proposed use will not be consistent with the Comprehensive Plan.
 - That the proposed use will not be consistent with the Lincoln Trail Great Streets Plan.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Hopkins upon vote being taken thereon, the following voted in favor thereof: None

and the following voted against the same: Herrington, Fowler, Wesemann, Hoppe, McDermott, Smith, Baldwin, and Hopkins.

and the following abstained: None

and the following were absent: Ashley Hutchison

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 8th day of September 2026.

Sunyatta McDermott

Planning Commission Chairman

ATTEST:

Dallas Alley

Land Use Director



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC 07-26

REQUEST: Special Use Permit for a **mini mart**, bar and gaming restaurant located at 10218 Lincoln Trl, Fairview Heights. Also identified by St. Clair County PIN(s) 03-29.0-400-117. *VOTE REQUESTED.*

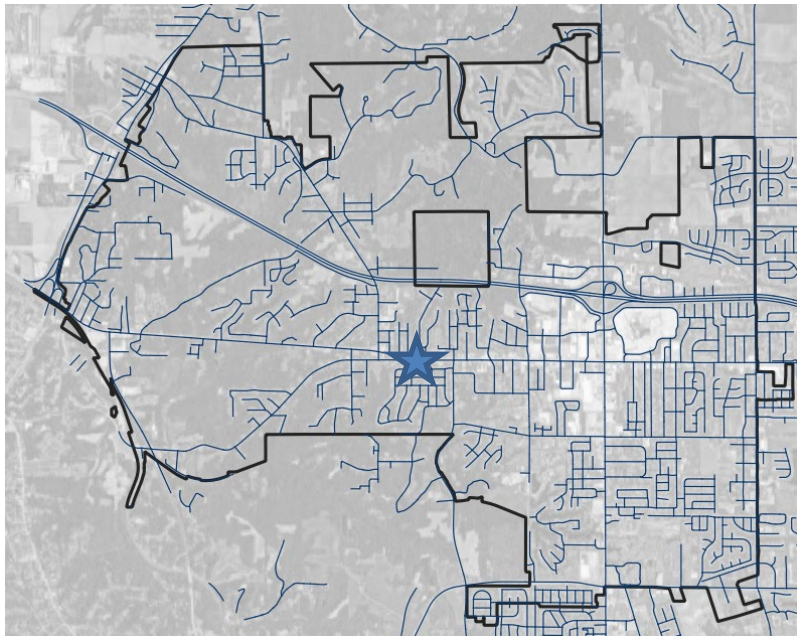
APPLICANT NAME: Brian Nickas

MEETING DATE: September 8, 2026

ZONING: B4 – Retail Business

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

GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

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

The applicant is seeking approval for the operation of a liquor store.

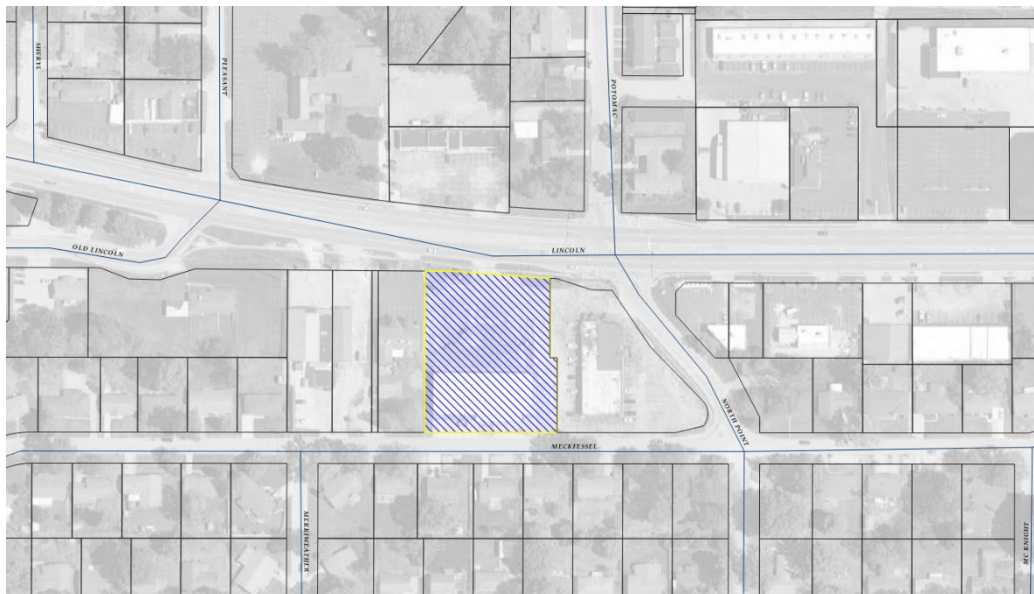
The subject property is located at 10218 Lincoln Trail, and is zoned B-4 – Retail Business. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. The liquor store use is permitted; however, a Special Use Permit is required.

2. DISCUSSION

Context

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

The zoning designation for these parcels is B-4 Retail Business. This zoning district is intended to provide for a variety of commercial uses such as retail, office, and restaurant uses. Certain uses must be approved by the Planning Commission as established in Development Code Section 14-04-02, Permitted and Special Uses in Commercial Districts.



Zoning: Site and Surrounding Areas

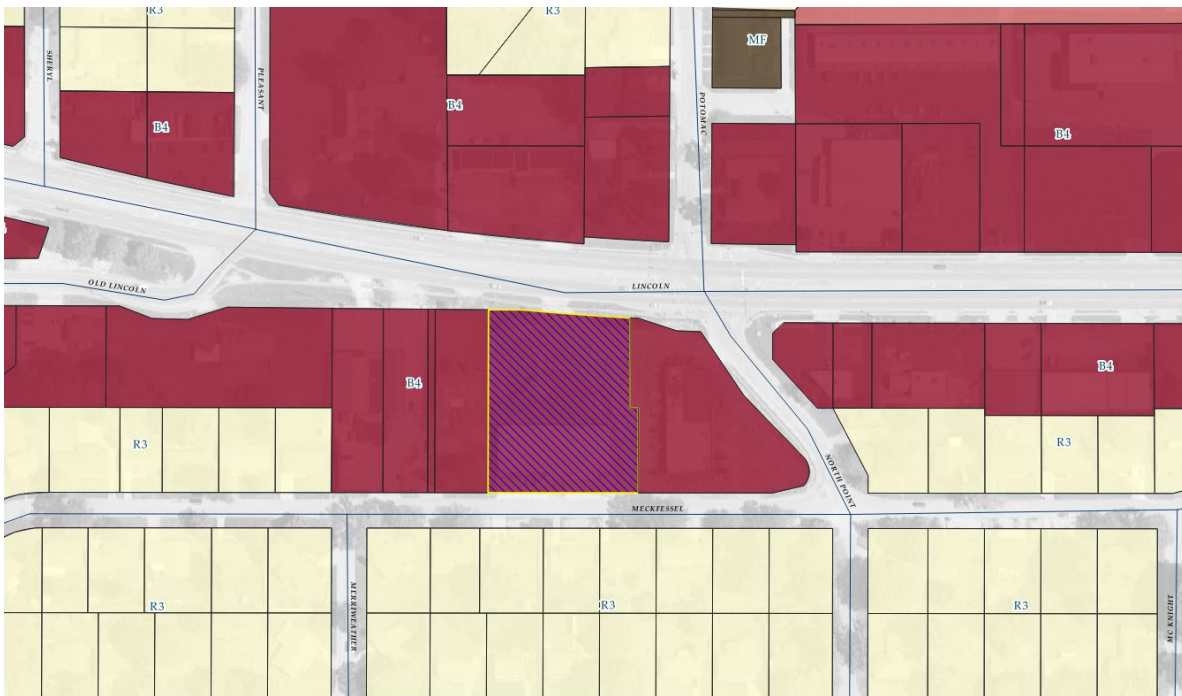
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B4 – Retail Business;

South: R3 –Single Family Residential;

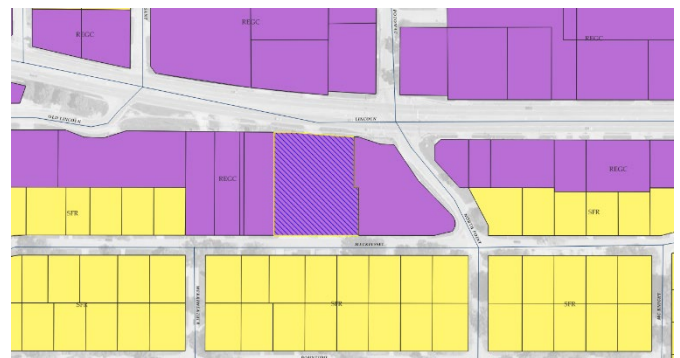
West: B4 – Retail Business;

East: B4 – Retail Business.

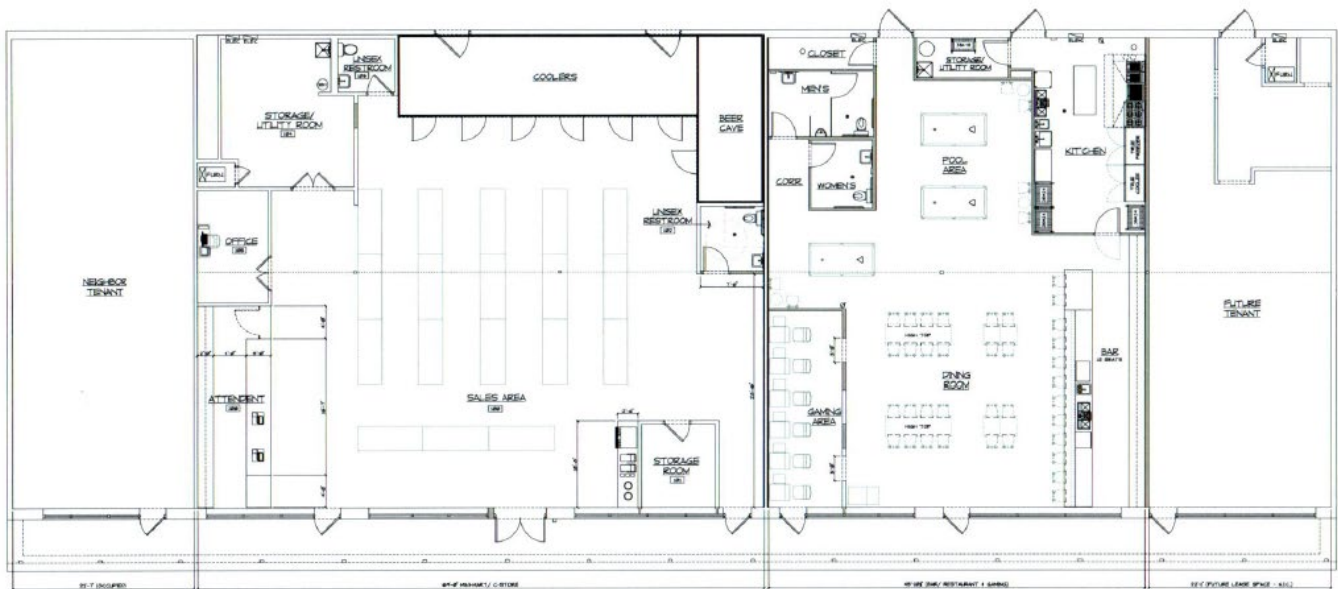
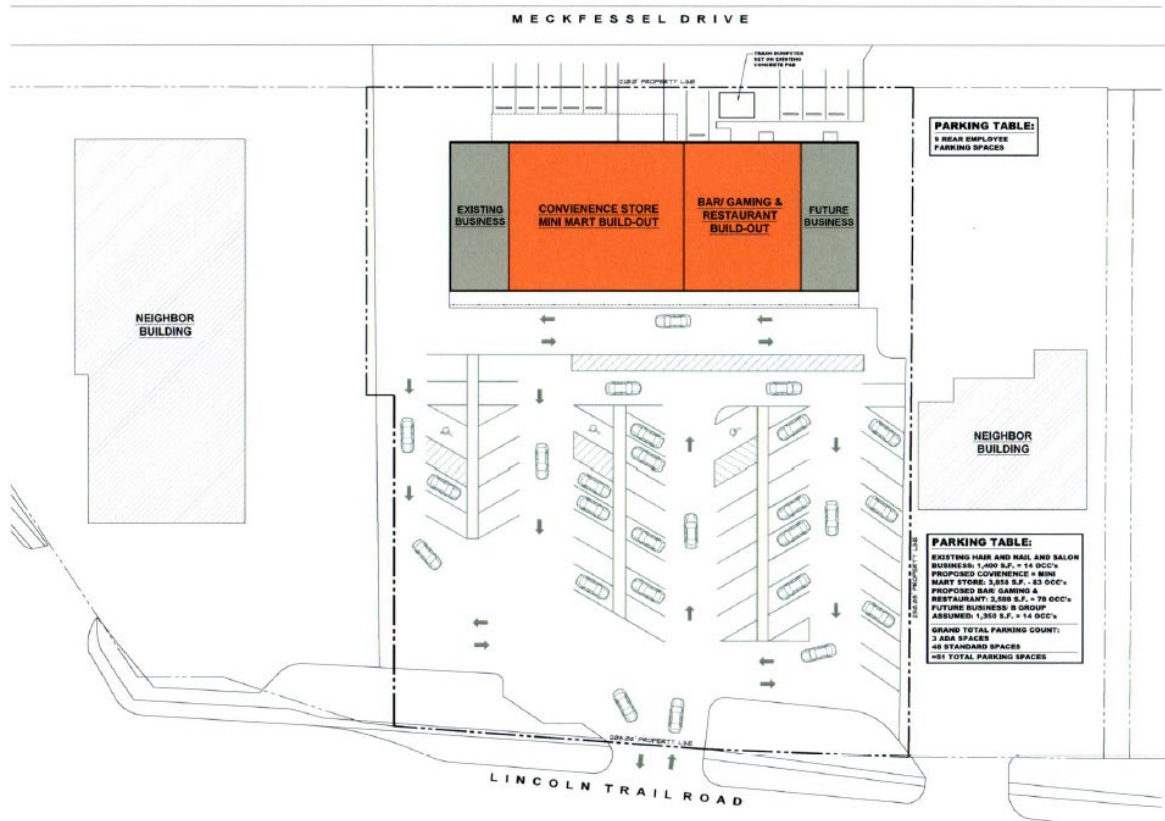


Future Land Use: Site and Surrounding Areas

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



Site Plan



FLOOR PLAN
SCALE: 3/16" = 1'-0"

3. Analysis: Site Development

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

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

The use of a liquor store is permitted in the B4 Community Business District as a special use.

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

The premises shall be maintained in good condition, free from trash and debris. Note that the dumpster location does not indicate a required enclosure.

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

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

(c) *Height limitations.*

The building height meets the height requirements for B-4.

(d) *Minimum yard requirements.*

n/a

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

The existing parking and loading configuration is not satisfactory to the zoning administrator. The proposed parking on the south of the property is within the right of way.

(f) *Sign regulations*

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

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

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

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

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

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

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

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

n/a

4. **Analysis: Site Development**

To: Fairview Heights Planning Commission
 From: Ryan Jenkins, Economic Development Coordinator
 Subject: PC 07-26 Special Use Permit, 10218 Lincoln Trail, Fairview Heights, IL, 62208
 Date: August 28th, 2026

The Land Use and Economic Development Department has reviewed the Special Use Permit application (PC 07-26) for 10218 Lincoln Trail, which proposes the establishment of a mini mart and gaming bar restaurant. While the Department recognizes that the proposed uses would occupy otherwise vacant commercial space and generate economic activity through employment, sales, and local tax revenue, we have concerns regarding whether the proposal is consistent with the City's long-term economic development objectives for the Lincoln Trail corridor.

These concerns are particularly relevant given the City's adoption of the *Lincoln Trail Great Streets Plan* adopted by City Council at the recommendation of the Planning Commission. The Plan establishes a long-term framework for strengthening the corridor's economic vitality and establishing a more resilient and attractive commercial environment. Among its stated goals is to "support the creation of a vibrant mix of uses along the corridor through infill development and targeted development types to enhance quality of life in Fairview Heights".ⁱ

The Plan identifies specific strategies intended to advance these goals through future development and investment along the corridor. Of particular relevance to this application is Strategy 2.2: Reposition Commercial and Retail Development Types Along the Corridor. The strategy identifies the objective of creating a more adaptable, resilient, and experience-driven corridor and encourages specialty retail, dining, entertainment, and service-oriented uses. It further emphasizes right-sizing development to meet market demand and supporting the long-term viability of the corridor.ⁱⁱ

The Department believes the intent of these provisions should be considered in the review of new development and Special Use Permit requests within the corridor. The *Great Streets Plan* establishes a clear policy direction for the evolution of Lincoln Trail's commercial environment. Its implementation is intended not merely to facilitate occupancy of existing commercial space, but to encourage development patterns and business types that strengthen the corridor's long-term market position and contribute to a more vibrant mix of uses.

In the Department's assessment, the proposed combination of uses provides limited advancement of that objective. The proposal would primarily introduce convenience-oriented retail, alcohol, and tobacco sales, and gaming-oriented entertainment. While each of these activities may have a place within the City's broader commercial environment, the proposed combination does not materially contribute to the targeted repositioning of commercial and retail development established by the strategies outlined in the *Great Streets Plan*.

Accordingly, based on these considerations, the Land Use and Economic Development Department recommends that the Planning Commission deny the Special Use Permit as currently proposed.

Respectfully,

Ryan Jenkins

Ryan Jenkins
Economic Development Coordinator

ⁱ City of Fairview Heights, *Lincoln Trail Great Streets Plan*, 2025, p. 76.

ⁱⁱ City of Fairview Heights, p.78.

Exhibits

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

APPLICATION FOR SPECIAL USE PERMIT



08/07/26 DATE APPLICATION RECEIVED BY LUD

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

OFFICE USE ONLY	
DATE APPLICATION DEEMED COMPLETE: <u>08/07/26</u>	CASE NUMBER ASSIGNED: <u>PC 07-26</u>
RESUBMITTALS RECEIVED/DATE:	APPLICATION FEES PAID (\$150 + \$25 per acre above one acre): <u>\$150</u>
ZONING DISTRICT: <u>B4 - Retail Business</u>	DATE PUBLIC NOTICE SIGN POSTED: <u>08/24/26</u>
DATE SET FOR HEARING: <u>09/08/26</u>	NEWSPAPER NAME AND PUBLICATION DATE: <u>Herald Publications 08/27</u>
APPLICATION CIRCULATION DATE ____: Comments Received: ☐ Public Works ☐ Fire District ☐ Parks and Recreation ☐ Economic Development ☐ Police Department ☐ Finance Department ☐ Administration Department ☐ Other	AUTHORITY MEETING DATE/RECOMMENDATION: ☐ Planning Commission <u>09/08/</u> ☐ Community Committee ____/____ ☐ City Council ____/____
DATE OF MEETING: <u>09/08/26</u>	RESOLUTION NUMBER: (Maintain copy with LUD file)

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PROJECT INFORMATION FOR SPECIAL USE PERMIT

Project Name: Covenience - Mini Mart & Bar/ Gaming Restaurant Build-Outs
 Project Address: 10218 Lincoln Trail Road, Fairview Heights, IL 62208
 Parcel ID: #03290400117
 Current Use of Property: Retail/ Mercantile, Only one store open
 Project Size/Acreage: Existing/ N/A
 Number of Lots: 1
 Density: Existing/ N/A

CONTACT INFORMATION FOR SPECIAL USE PERMIT

Property Owner(s): Pariaarby LLC – Bobby Patel
 Mailing Address: 10218 Lincoln Trail Road, Fairview Heights, IL 62208
 Phone: (609) 325-1027
 E-Mail: Parb5513@gmail.com

Applicant/agent: Brian T. Nickas, AIA
 Relationship to owner: Architect
 Mailing Address: 452 Micahs Way, Columbia, IL 62236
 Phone: (618) 531-0107
 E-Mail: brian.nickas@nickasarchitect.com

AUTHORIZATION

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

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

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

Signature of Owner: Brian T. Nickas, AIA Date: 8/7/26
 Printed Name: _____
 Signature of Applicant: [Signature] Date: 8/7/26
 Printed Name: _____

SUBMITTAL REQUIREMENTS FOR SPECIAL USE PERMIT

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

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2. Narrative- statement describing the proposed project, estimated development schedule, economic viability of the project, extent of grading, anticipated traffic, impact upon community, and other information considered relevant to the project.
3. Photographs- aerial and/or ground-level photographs of the site
4. Building elevations or perspectives- to show compatibility with surrounding area and of sufficient detail to ensure building material requirements are met (*for new construction and significant rehabilitation only*)
5. Floor plan drawn to approximate scale and dimensioned (*for new construction, change of use and significant rehabilitation only*)
6. Legal description of the property



Re: Convenience – Mini Mart & Bar/ Gaming Restaurant Build-Outs

Owner: Pariaarby LLC – Bobby Patel

Location: 10218 Lincoln Trail Road, Fairview Heights, IL 62208

August 7, 2026

Dear Dallas,

Planning Application Narrative:

We are going in for interior build-out lease spaces for the building Bobby Patel owns with him running and operating both businesses. The existing building was constructed in the 90's and no exterior work (minus signage) is planned at this time. The owner may give a facelift to the exterior down the road, should he be granted the special use permits for these new businesses.

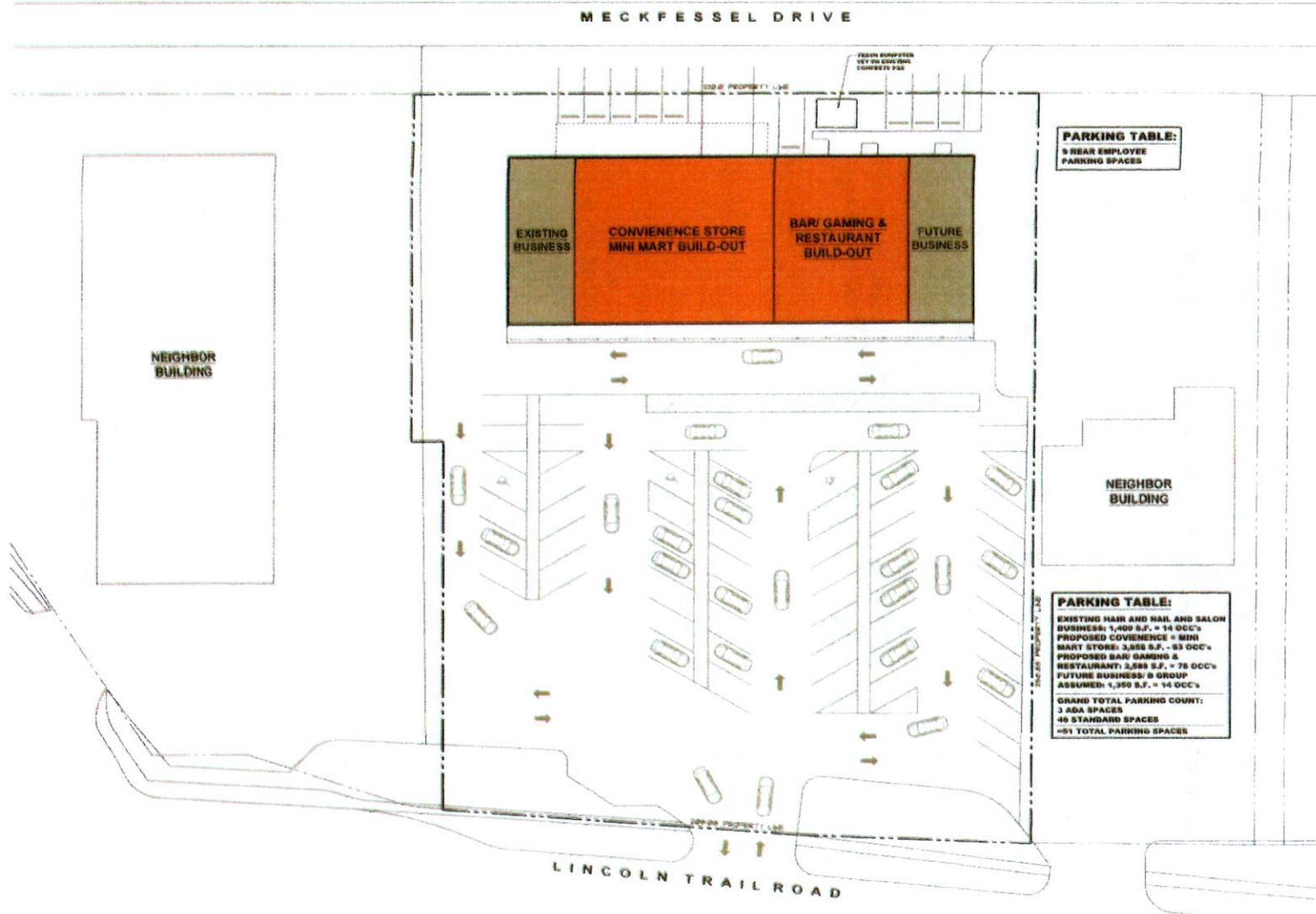
The first of 2 projects is a mini mart- convenience store with retail merchandise snacks, soda's and fast food, as well as beer coolers, and liquor. Tobacco products will also be sold however there will be no neon signage or advertising drawing attention to either the liquor or tobacco from the building's exterior. The hours of operation will be from 6am-12am/ midnight Monday through Sunday.

The 2nd of 2 projects will be a bar/ gaming and restaurant concept with 3 pool tables. The food concept will be a Tikki & Tangy, which is a National Franchise, and have a regular kitchen with hood and cooking equipment. There are currently 3 locations across the river in Missouri, and they specialize in a unique fast casual fusion of flavors that combines the flavors of Indian & Mediterranean cuisines. There will be a need for a liquor license as well. The hours of operation will be from 12pm-12am/ midnight, Monday through Sunday. All spaces will be handicapped accessible with restrooms, seating and door exits/ entrances to meet code.

Regards,

Brian T. Nickas AIA

Brian T. Nickas, AIA

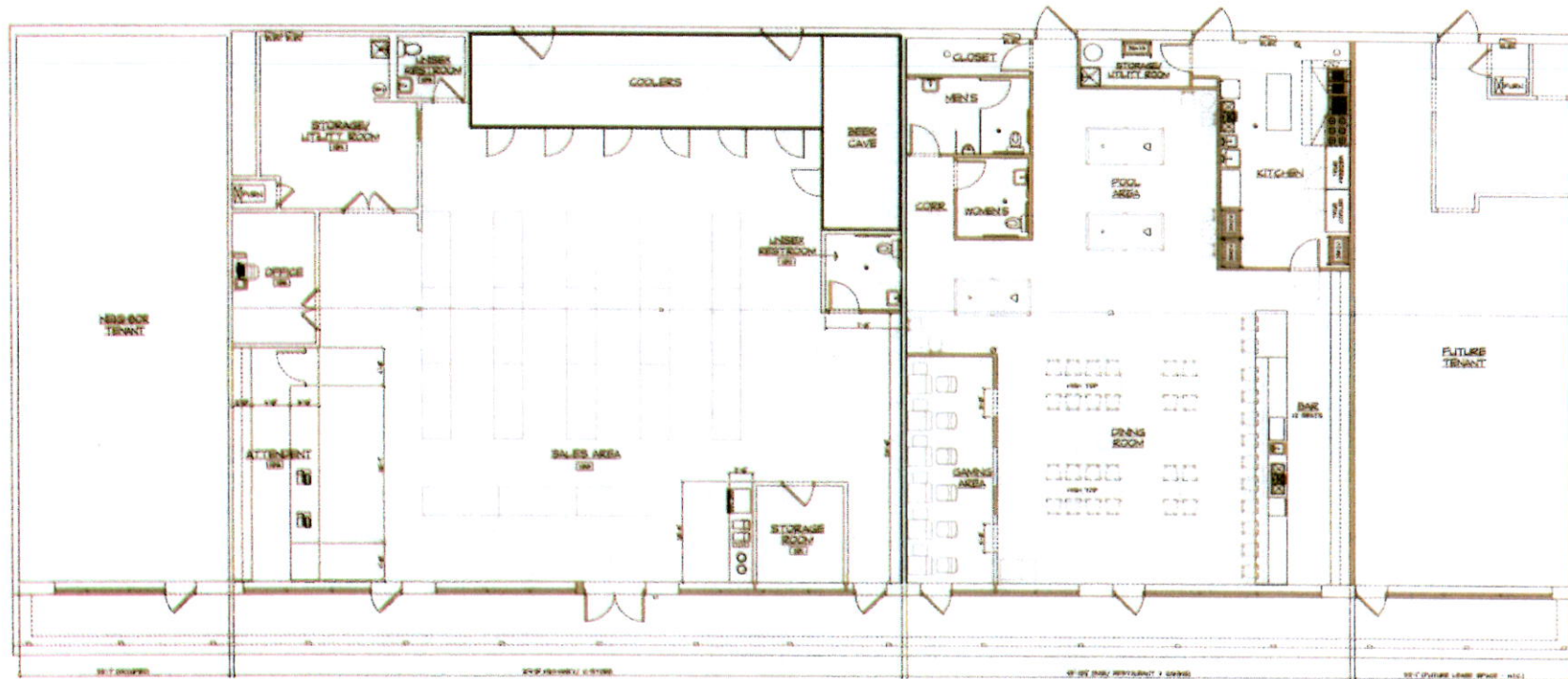


CONVENIENCE - MINI MART & BAR/ GAMING RESTAURANT BUILD-OUTS

OWNER: BOBBY PATEL
10218 LINCOLN TRAIL ROAD - SUITES 2 THRU 6
FAIRVIEW HEIGHTS, ILLINOIS 60208
OCTOBER 9, 2025

SITE PLAN
SCALE: 1/16" = 1'-0"

NICKAS
ARCHITECTURE, LLC



FLOOR PLAN
SCALE: 3/16" = 1'-0"
NORTH

**CONVENIENCE - MINI MART &
BAR/ GAMING RESTAURANT BUILD-OUTS**

OWNER: BOBBY PATEL
10018 LINCOLN TRAIL ROAD - SUITES 2 THRU 6
FAIRVIEW HEIGHTS, ILLINOIS 60208
OCTOBER 9, 2025



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, September 8, 2026, at 7:00 p.m. This meeting will be held both in person at the Fairview Heights City Hall, 10025 Bunkum Road, 62208, and virtually. Parties interested in attending the meeting virtually should contact Dallas Alley, Director of Land Use and Development, at (618) 489-2061 or alley@cofh.org 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 Special Use Permit in the "B4" Retail Business zoning district for a convenience mini mart, bar and gaming restaurant, also identified by St. Clair County PIN(s) 03-29.0-400-117.

Request was made by Brian Nickas – 452 Micahs Way, Columbia, IL 62236.

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

Dated this 24th day of August 2026.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 07-26

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

RESOLUTION PC 08-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO DENIAL OF A
SPECIAL USE PERMIT FOR A MINI MART, BAR, AND GAMING
RESTURANT AT
10218 LINCOLN TRL

WHERE AS, Brian Nickas, hereinafter referred to as the "Applicant," applied for a Special Use Permit for a mini mart, bar and gaming restaurant at parcel number 03-29.0-400-117; commonly known as 10218 Lincoln Trl; and

WHEREAS, the Fairview Heights Development Code requires that major modifications to a site development plan in B4 Retail Business District be approved as a special use;

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

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on September 08, 2026, and that said public hearing was properly advertised, both of which are incorporated by reference.
2. That the subject property is zoned "B4" Retail Business District.
3. That the Applicant's special use permit for a mini mart, bar and gaming restaurant shall be denied, based on the following criteria.
 - That the proposed use will not be consistent with the Comprehensive Plan.
 - That the proposed use will not be consistent with the Lincoln Trail Great Streets Plan.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Hopkins upon vote being taken thereon, the following voted in favor thereof: None

and the following voted against the same: Herrington, Fowler, Wesemann, Hoppe, McDermott, Smith, Baldwin, and Hopkins.

and the following abstained: None

and the following were absent: Ashley Hutchison

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 8th day of September 2026.

Sunyatta McDermott

Planning Commission Chairman

ATTEST:

Dallas Alley

Land Use Director



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC 08-26

REQUEST: Special Use Permit for a mini mart, **bar and gaming restaurant** located at 10218 Lincoln Trl, Fairview Heights. Also identified by St. Clair County PIN(s) 03-29.0-400-117. *VOTE REQUESTED.*

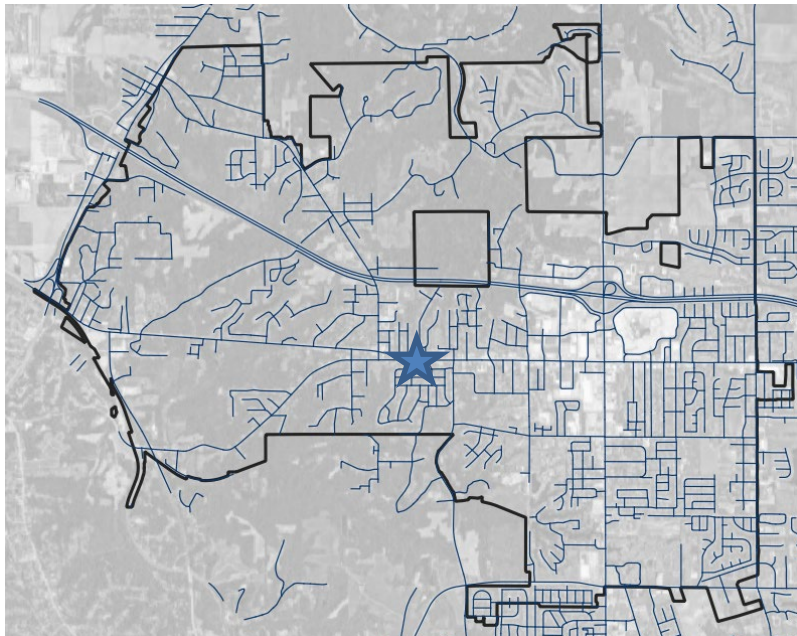
APPLICANT NAME: Brian Nickas

MEETING DATE: September 8, 2026

ZONING: B4 – Retail Business

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

GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

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

The applicant is seeking approval for the operation of a tavern.

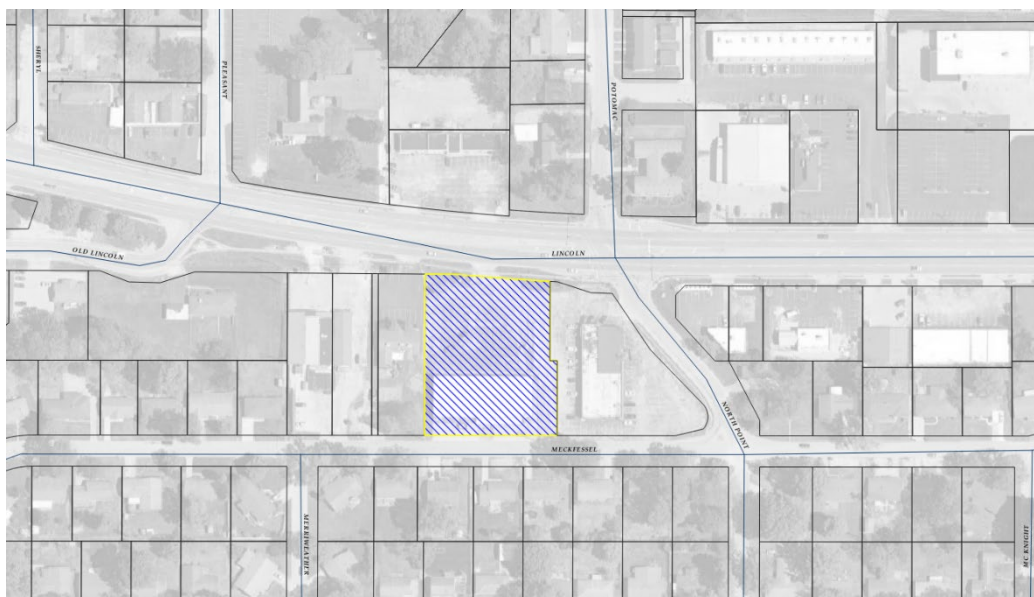
The subject property is located at 10218 Lincoln Trail, and is zoned B-4 – Retail Business. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. The tavern use is permitted; however, a Special Use Permit is required.

2. DISCUSSION

Context

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

The zoning designation for these parcels is B-4 Retail Business. This zoning district is intended to provide for a variety of commercial uses such as retail, office, and restaurant uses. Certain uses must be approved by the Planning Commission as established in Development Code Section 14-04-02, Permitted and Special Uses in Commercial Districts.



Zoning: Site and Surrounding Areas

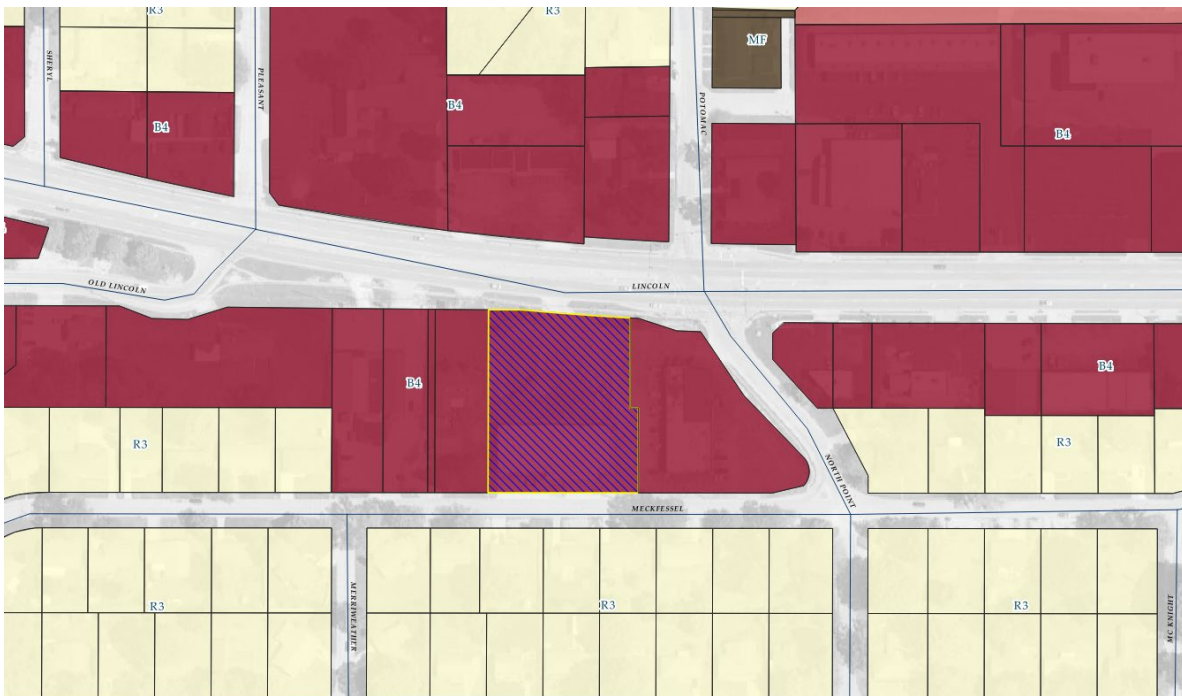
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B4 – Retail Business;

South: R3 –Single Family Residential;

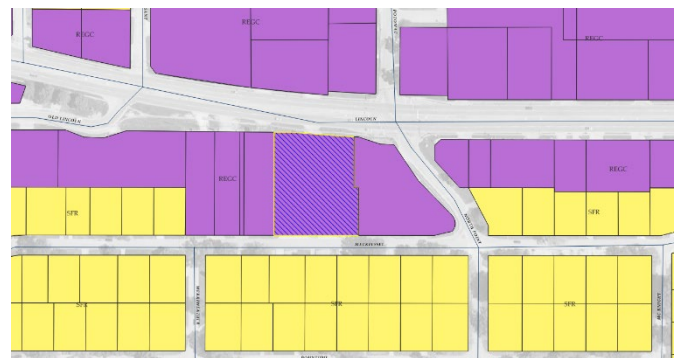
West: B4 – Retail Business;

East: B4 – Retail Business.

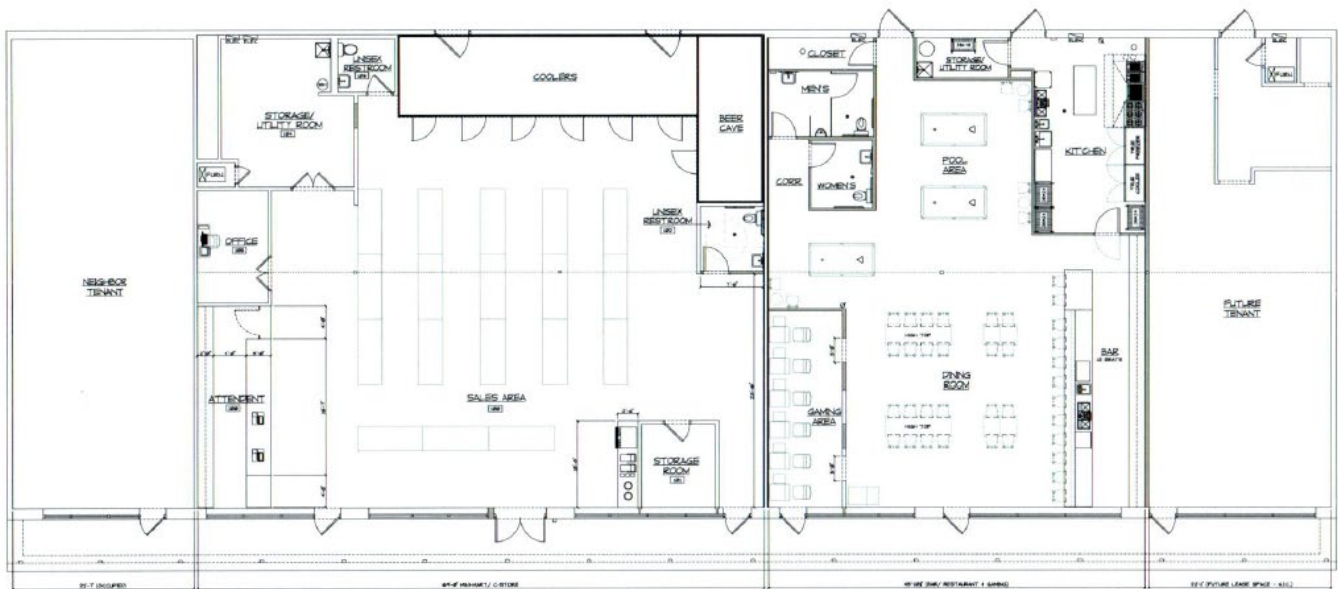
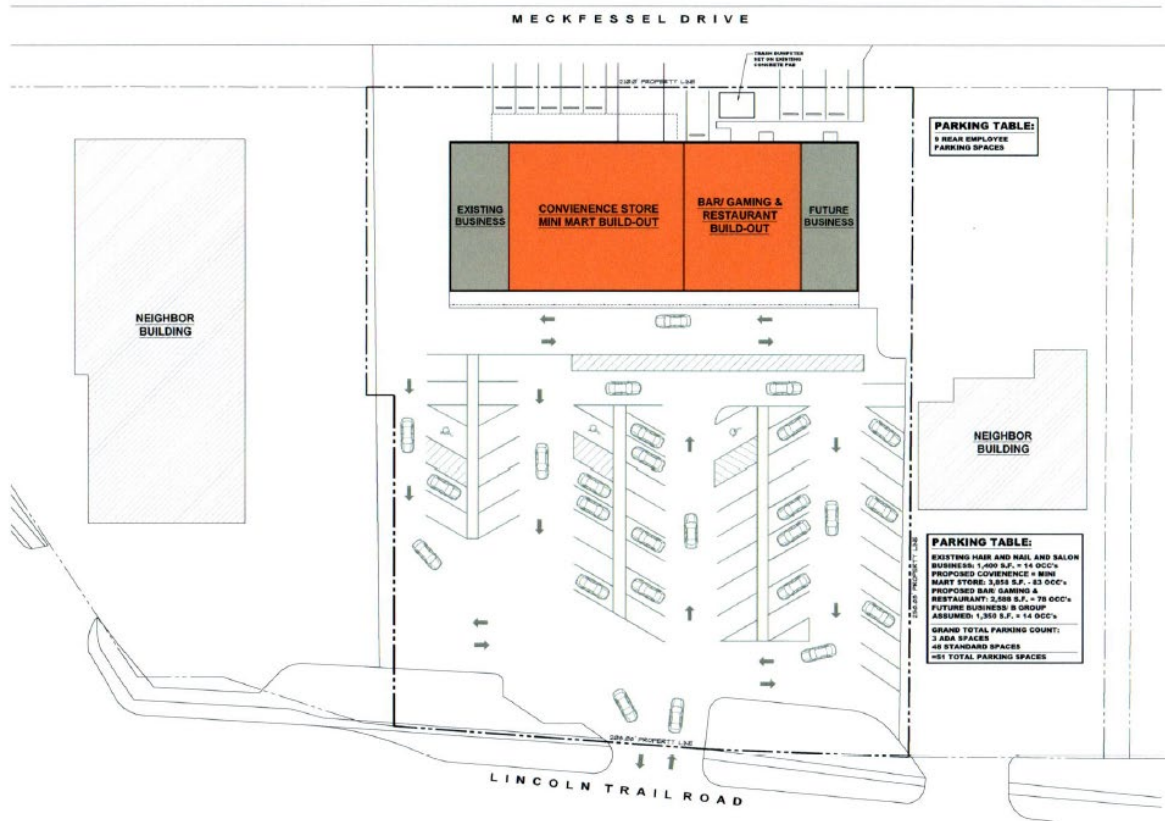


Future Land Use: Site and Surrounding Areas

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



Site Plan



FLOOR PLAN
SCALE: 3/16" = 1'-0"

3. Analysis: Site Development

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

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

The use of a liquor store is permitted in the B4 Community Business District as a special use.

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

The premises shall be maintained in good condition, free from trash and debris. Note that the dumpster location does not indicate a required enclosure.

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

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

(c) *Height limitations.*

The building height meets the height requirements for B-4.

(d) *Minimum yard requirements.*

n/a

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

The existing parking and loading configuration is not satisfactory to the zoning administrator. The proposed parking on the south of the property is within the right of way.

(f) *Sign regulations*

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

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

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

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

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

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

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

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

n/a

4. **Analysis: Site Development**

To: Fairview Heights Planning Commission
 From: Ryan Jenkins, Economic Development Coordinator
 Subject: PC 08-26 Special Use Permit, 10218 Lincoln Trail, Fairview Heights, IL, 62208
 Date: August 28th, 2026

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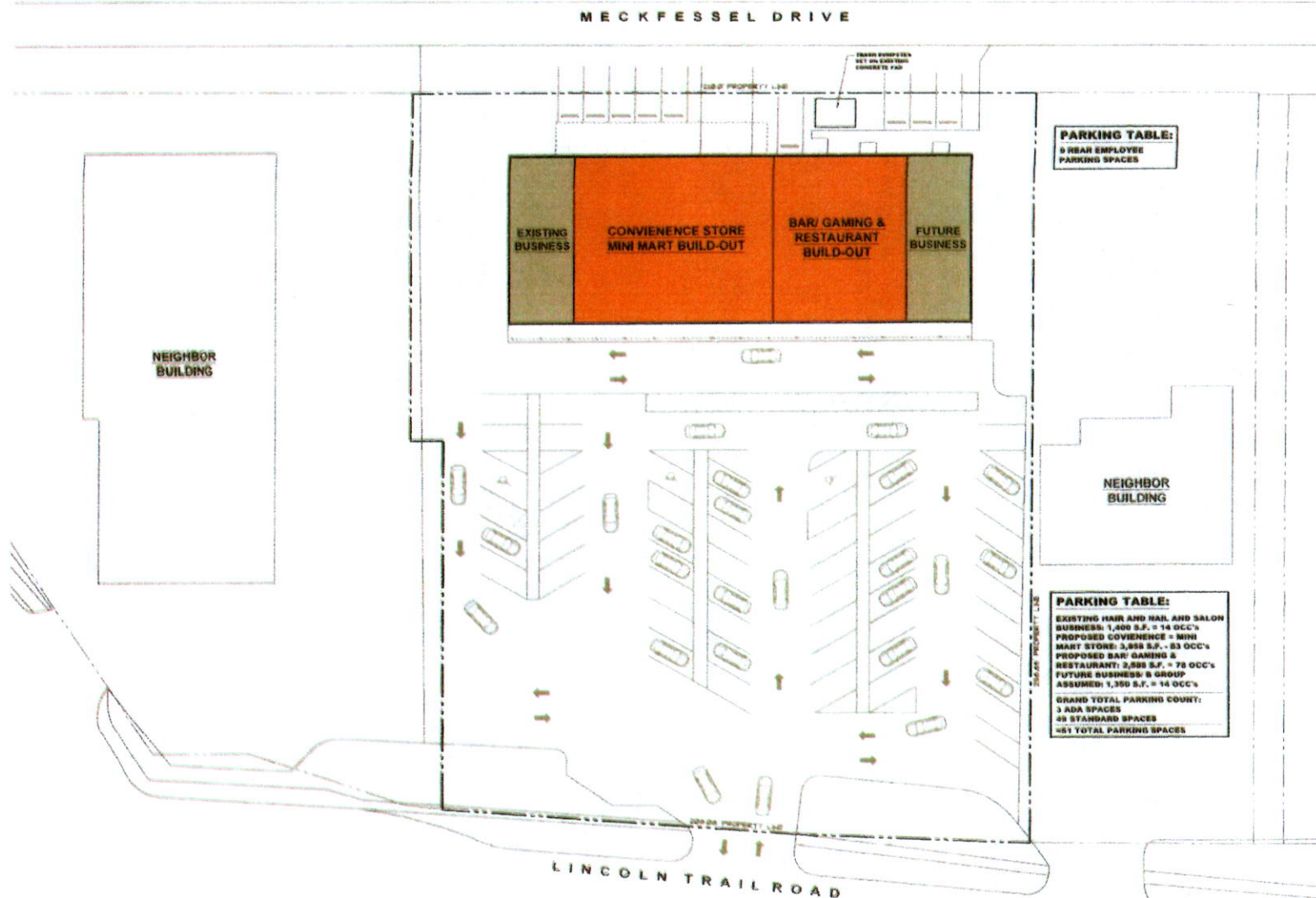
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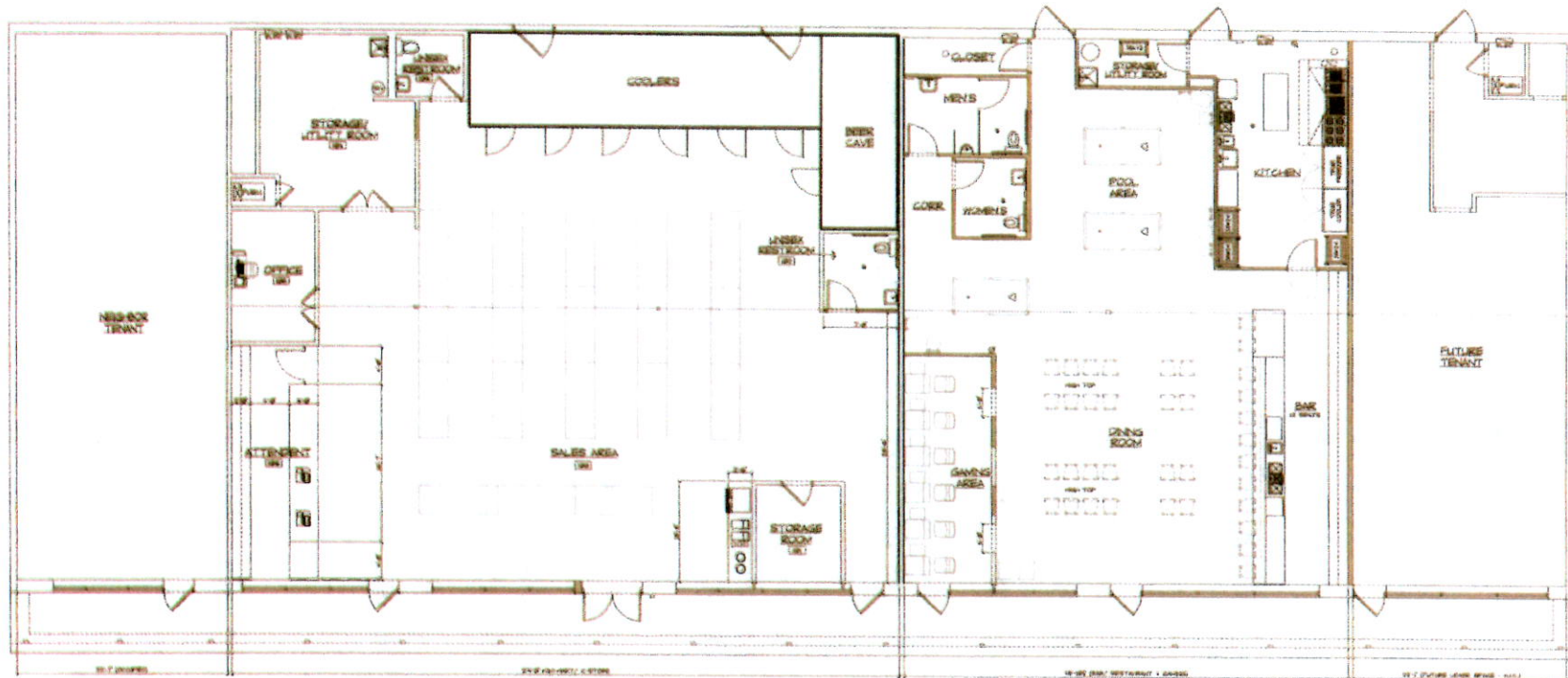
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OWNER: BOBBY PATEL
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OCTOBER 9, 2025





FLOOR PLAN
SCALE: 3/16" = 1'-0"
NORTH

**CONVENIENCE - MINI MART &
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OCTOBER 9, 2025



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, September 8, 2026, at 7:00 p.m. This meeting will be held both in person at the Fairview Heights City Hall, 10025 Bunkum Road, 62208, and virtually. Parties interested in attending the meeting virtually should contact Dallas Alley, Director of Land Use and Development, at (618) 489-2061 or alley@cofh.org 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 Special Use Permit in the "B4" Retail Business zoning district for a convenience mini mart, bar and gaming restaurant, also identified by St. Clair County PIN(s) 03-29.0-400-117.

Request was made by Brian Nickas – 452 Micahs Way, Columbia, IL 62236.

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

Dated this 24th day of August 2026.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 08-26



DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

INTEROFFICE MEMORANDUM

To: Fairview Heights City Council
 From: Dallas Alley, Land Use and Economic Development Director
 Subject: Monthly Director's Report (Land Use) – July 2026
 Date: August 13, 2026

Major Department Activities.

Planning and Zoning

- The Planning Commission considered one case in August.
 - PC 06-26, Special Use Permit for detailing and car wash facility located at 1510 N 89th St, Fairview Heights. Also identified by St. Clair County PIN(s) 02-24.0-302-057.
- The Zoning Board of Appeals considered one case in August.
 - ZBA 02-26, Area Bulk Variance for a setback variance to the front and side yards to allow the construction of a 24-foot by 30-foot carport. The property is addressed as 72 Circle Dr Rd, Fairview Heights, County PIN 03-17.0-303-001.

Plan Review

- Commercial Plan Review in the pre-permitting phase
 - 6203 N Illinois St (Chick-Fil-A) – Tenant Remodel – Ward 3
 - 141 Market Place Dr, Suite 180 (Luxe Infusion) – Tenant Finish – Ward 4
 - 5 Marxer Place (Home Turf) – New Construction – Ward 3 **Permit Issued**
 - 10865 Lincoln Trail (Future Tenant) – Tenant Finish – Ward 4
 - 6211 N Illinois St (Take 5) – New Construction – Ward 3

Action Items

- **Planning Commission Case PC 07-26**

Planning Commission held the necessary public meeting to discuss a special use request for 10218 Lincoln Trail (PPN: 03-29.0-400-117) the Commission voted nine (9) in favor, zero (0) against and

one (1) absent to recommend denial of the application. **Recommendation that the Planning Committee forward to City Council PC 07-26 with the recommendation of denial.**

- **Planning Commission Case PC 08-26**

Planning Commission held the necessary public meeting to discuss a special use request for 10218 Lincoln Trail (PPN: 03-29.0-400-117) the Commission voted nine (9) in favor, zero (0) against and one (1) absent to recommend denial of the application. **Recommendation that the Planning Committee forward to City Council PC 08-26 with the recommendation of denial.**

Please let me know if there are questions or concerns.

Enc –

- Monthly Project Report – August 2026
- Monthly Inspection Report - August 2026



Monthly Project Details Report

Permit Issued Date Time from Projects feed: 08/01/2026 - 08/31/2026

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Building Permit (C)	26-001298	Construction of a new open-air front porch attached to the main door structure of 417 Joseph Dr.. (In an effort to reduce water from getting to hallway and damage flooring)	417 Joseph Dr	Andrew Joseph, Martell Investment Properties Joseph Drive, 2499435541, Andrew.Joseph@martellInvestmentCapital.com	08/13/2026 at 12:09 PM
Building Permit (C)	26-001167	sanctuary interior alterations per plans	339 Frank Scott Pky East	Gregory Zavaglia, ICS Construction Services, Ltd., 3145743533, gzavaglia@ics-stl.com	08/06/2026 at 4:13 PM
Building Permit (C)	26-001319	Fire damage repair. Remove the wallboard, insulation, electrical from the studs and then do an evaluation. After the evaluation, then build back.	417 Winchester PI	Jonathan Hayes, Hayes Home And Property Services Inc, 6189725006, Hayeshomeandproperty@gmail.com	08/19/2026 at 2:26 PM
Building Permit (C)	26-001177	This project consists of ground-up construction of a new, 40,000 SF baseball training facility with turf fields, batting cages, weight room, and general corridor/seating areas. There is additional finish space including concessions, restrooms, golf simulator area and a mezzanine with general seating, and office space.	5 Marxer PI	Emily Yost, IMPACT Strategies, Inc., 6182932545, eyost@buildwithimpact.com	08/20/2026 at 2:04 PM
Building Permit (C)	26-001169	The new work is limited to Interior (Tenant) Improvements to an existing structure constructed for the purpose of retail sales. No site modifications, and existing parking to remain unchanged. Work to include: Finishes - New floor finishes. New paint and trim. Fixtures - New fixtures throughout. Signage - New interior. New Exterior (under a separate permit) Exterior - New Paint. New Storefront doors. Electrical - Existing equipment. New lighting and power systems. Mechanical - Existing HVAC units. Existing and new Distribution. New air curtain. Plumbing - Existing plumbing systems. New & relocated fixtures. Fire Systems - New fire alarm system.	6101 N Illinois St	Shelly Johnson, Wilkus Architects, 9525924834, shj@wilkusarch.com	08/25/2026 at 12:07 PM
Building Permit (C)	26-001228	Drywall repairs, remove existing displays and flooring, build new bathroom to existing office, make display kitchen functional by adding water and sewer connections to it. Repair electrical box for existing illuminated sign	10890 Lincoln Trl	Mike Needles, AirCo Service Company DBA Viviano Home Services, 3149012320, MIKE.N@AIRCOSC.COM	08/06/2026 at 4:12 PM
Building Permit (C)	26-001069	Interior renovation of an existing tenant space for an outpatient IV pharmacy.	141 Market PI	Jake Leifeld, Thill Contracting Company, 3145037425, jleifeld@thillcontracting.com	08/12/2026 at 3:10 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Building Permit (C)	26-001047	interior remodel of the existing Schnucks grocery store	625 Lincoln Hwy	JACOB MOSS, NOVA GROUP INC., 3147315353, jmoss@novagroupinc.net	08/27/2026 at 10:47 AM
Building Permit (R)	26-001229		1432 First Ave	Miguel A Huergo, 6185143383, gilbertohuergo@gmail.com	08/03/2026 at 10:59 AM
Building Permit (R)	26-001358	1. New drywall and paint in all rooms. 2. New vinyl plank flooring in all rooms. 3. New switch plate covers, electrical outlet covers and HVAC vent covers. 4. Divide existing rear bonus room into a formal dining room and fourth bedroom. 5. Install new windows and doors. 6. Relocate hot water heater and bring water and gas up to code with new shutoff valve and expansion tank. 7. Redo metal flue pipe into attic and adapt to existing below roof. 8. Replace bathtub, toilets and vanities in the bathroom and half-bath. 9. New kitchen cabinet, kitchen sink and appliances. 10. Exterior paint, siding and landscaping. 11. Repair or replace gutters and downspouts. 12. Replace exterior lighting. Hey Rich, On the 3' to 4' existing exterior headers, I will allow for you to leave the existing 2-ply 2x4 header and just add another header above. Creating a stacked double 2 x 4 header. If you have any questions, feel free to give me a call. 618 489-2064. From: Joe Werner Sent: Monday, August 10, 2026 3:53 PM To: 'reliantservices@gmail.com' Subject: 207 Primrose Lane Hi Rich, Below is the list of items that we discussed that will be required. Building Permit with plumbing and mechanical included. An electrical permit has already been issued. 1. Install bearing 2x10 2-ply headers in the center bearing wall. 2. Sister a minimum of 2' length or bigger of 2x lumber the width of the rafters in the locations where the rafters at the center bearing wall have been notched improperly. Attachment to be in a 6" staggered pattern with 3" fasteners. Seven locations are currently visible. 3. Anchor the center wall 2x4 ledger board supporting the rear addition rafters to the studs and the top plate with fasteners a minimum of 2" into the substrate. 4. Install truss/rafter screws or equivalent hurricane clips from the rear top plate into the rear wall rafters. 5. All back wall window and door openings to have 2x10 2-ply bearing header. (or largest allowed) 6. All exposed front wall window openings to have 2x10 2-ply bearing header. (or largest allowed) 7. Add 2x3 or greater studs to the following walls that are currently 2x2 studded walls. 1. Kitchen Wall; 2. Master Bedroom/Bathroom Wall; 3. Two walls in Bedroom 1 as was discussed.	207 Primrose Ln	Sean Murley, SAMS, LLC, 6187819205, scmurley72@gmail.com	08/26/2026 at 2:33 PM
Building Permit (R)	26-001349		1710 N 89th St	Brandon Kuntz, BK Contracting and Restoration LLC, 7194645929, bkcontracting7@gmail.com	08/25/2026 at 9:21 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Demolition Permit (C)	26-001309	Flat roof collapsed into the building. Estimated 15 foot wide by 60 foot long of wood farming, wood sheathing, insulation board and single ply membrane. Proposing to safely remove the collapsed materials.	10401 Lincoln Trl	Amy Yan, C Three Contractors LLC, 3148288449, amy@c3contractors.com	08/21/2026 at 8:41 AM
Demolition Permit (C)	26-001265	Remove counter height partition walls approximately 3-4' in height.	6108 N Illinois St	Mustafaa Saleh, Dynamic Developers, 3128432374, dynamicdeveloperschicago@gmail.com	08/10/2026 at 2:18 PM
Demolition Permit (R)	26-001269	demolition of the house	9401 Richfield Rd	Peggy Neff, Hank's Excavating & Landscaping, Inc, 6183985556, pneff@hanksel.com	08/11/2026 at 3:15 PM
Electrical Permit (C)	26-001327	INSTALL 6 ELECTRICA DROPS, REPAIR ALL ELECTRICAL WORK FOR RECENT DEMO (OUTLETS, BOXES, SWITCHES, CONDUIT) AND CHECK TO ENSURE ALL EMERGENCY LIGHTS / EXIT SIGNS ARE WORKING PROPERLY FOR "SPIRIT HALLOWEEN".	6108 N Illinois St	MIKE RAY, REINHOLD ELECTRIC INC, 3146311158, MRAY@REINHOLDELECTRIC.COM	08/20/2026 at 9:02 AM
Electrical Permit (C)	26-001101	Low Voltage Systems for Audio, Video and Theatrical Lighting Infrastructure. All high voltage shown on this drawing set is for labeling and coordination with the project EC, installed by others.	339 Frank Scott Pky East	Nate Krause, Amplio Systems, Inc., 8002671437, nate@ampliosystems.com	08/06/2026 at 4:13 PM
Electrical Permit (C)	26-001233	INSTALL 1 CIRCUIT / 2 OUTLETS AND CHECK ALL EXIT / EMERGENCY LIGHTS.	17-26 Plaza Dr	MIKE RAY, REINHOLD ELECTRIC INC, 3146311158, MRAY@REINHOLDELECTRIC.COM	08/03/2026 at 2:48 PM
Electrical Permit (C)	26-001313	new service and dedicated circuit	13 Keelan Dr	DOUGLAS JOHANSEN, MAC ELECTRIC, 6186326672, jennymacelectric@yahoo.com	08/18/2026 at 9:48 AM
Electrical Permit (R)	26-001335	install a new 200 amp breaker panel to replace a Federal Pacific breaker panel	40 Hollandia Dr, D	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	08/21/2026 at 12:05 PM
Electrical Permit (R)	26-001217	30amp dedicated circuit to NEMA 6/50 receptacle	737 Terra Springs Way Dr	Joseph Bates, Bates Electric, 6364643939, sandrar@bates-electric.com	08/17/2026 at 2:35 PM
Electrical Permit (R)	26-001258	install a new 100 amp overhead electrical service	39 Potomac Dr	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	08/07/2026 at 2:34 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Electrical Permit (R)	26-001306	FULL SERVICE REPLACEMENT. 200 AMP MAIN AND 100 AMP SUB WITH 2 DEDICATED CIRCUITS.	204 Kadlec Dr	DOUGLAS JOHANSEN, MAC ELECTRIC, 6186326672, jennymacelectric@yahoo.com	08/17/2026 at 10:28 AM
Electrical Permit (R)	26-001297	install a new 2 gang meter, 2 new breaker panels, and 2 new SER cables to feed the panels	9633 Ridge Hgts Rd, B	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	08/13/2026 at 2:50 PM
Electrical Permit (R)	26-001259	install a new 100 amp overhead meter base on the exterior with the required lever bypass and disconnect, a new rigid riser mast, service entrance wiring, ground rod, ground block, and ground wire for the new meter base.	107 Orlando Ct	Brian Cregger, Jarvis Electric, 6188060217, BRIAN@JARVIS-ELECTRIC.COM	08/07/2026 at 3:15 PM
Mechanical Permit (C)	26-001357	replace exhaust hood with new	5519 N Illinois St	Tim Cundiff, Kitchen Mechanical, 3145034227, timcundiff01@charter.net	08/31/2026 at 8:43 AM
Mechanical Permit (C)	26-001279	RTU Replacement	58 Commerce Ln	Brittany Garrett, Ozark Mechanical, 6363171234, service@ozarkmechanical.com	08/11/2026 at 2:38 PM
Mechanical Permit (C)	26-000020	replace a/c and coil	710 Saybrook Falls Dr	Matt Maple, Anytime Heating and Cooling, 6185204240, officeanytimehc@gmail.com	08/19/2026 at 9:34 AM
Mechanical Permit (R)	26-001323	Installing new ac and Coil	20 Cozy Ln	Matt Maple, Anytime Heating and Cooling, 6185204240, officeanytimehc@gmail.com	08/21/2026 at 11:46 AM
Occupancy Permit (C)	26-000309	COP	10231 Lincoln Trl	Maryiam Jaber, A&A Beauty, 3146808389, mariamjaber2017@gmail.com	08/03/2026 at 2:08 PM
Occupancy Permit (C)	26-000917		17 Plaza Dr, A	Michael Bletzer, 3042830250, spdist326@spirithalloween.com	08/20/2026 at 2:49 PM
Occupancy Permit (R)	26-001350		414 Monticello Pl	Barbara Starwalt, 6183062206	08/24/2026 at 2:49 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26- 001230		401 Monticello PI	Delisa Conway, 6186988845, dconway673@gmail.com	08/03/2026 at 11:10 AM
Occupancy Permit (R)	26- 001330		345 Monticello PI	Teresa McPherson, 6185143055	08/20/2026 at 11:22 AM
Occupancy Permit (R)	26- 001333		14 Stacy Dr	Princella Douglas, 6188251176	08/20/2026 at 2:41 PM
Occupancy Permit (R)	26- 001334		18 Potomac Dr	Chelsea Howard, 6184065275, chelhow22@gmail.com	08/20/2026 at 3:28 PM
Occupancy Permit (R)	26- 001212		7465 Timberwolf Trl	Tiffany Baldwin, 3143689428, baldasino@gmail.com	08/04/2026 at 8:43 AM
Occupancy Permit (R)	26- 001338		5320 Depaul Dr	Kim Nguyen, 6185509167, kimnguyen18@gmail.com	08/21/2026 at 10:36 AM
Occupancy Permit (R)	26- 001340		918 Columbia Ave	Sharita Rogers, 3146775618, sharita77@icloud.com	08/21/2026 at 12:03 PM
Occupancy Permit (R)	26- 001343		10021 St Clair Ave	Brandon Rojero, 6189755271, brojero77@icloud.com	08/21/2026 at 2:27 PM
Occupancy Permit (R)	26- 001344		33-14 Northbrook Cir	Xiomara Barnes, 6185147167, xgbarnes5@gmail.com	08/21/2026 at 4:43 PM
Occupancy Permit (R)	26- 001346		210 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/24/2026 at 3:01 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26- 001348		39 Potomac Dr	Dmariya Williams, 3145039231, msdmariya01@gmail.com	08/24/2026 at 1:35 PM
Occupancy Permit (R)	26- 001352		35-21 Northbrook Cir	Adil Asif, 2269889122, adilasif80@gmail.com	08/25/2026 at 9:22 AM
Occupancy Permit (R)	26- 001257		477 Winchester PI	Curtis Johnson, 6184779730	08/06/2026 at 3:43 PM
Occupancy Permit (R)	26- 001354		412 Monticello PI	Shirley Burrow, 6185318310, shonta4@att.net	08/25/2026 at 1:46 PM
Occupancy Permit (R)	26- 001355		517 Lemans Way	Hollis Riggins, 6185783277	08/25/2026 at 3:40 PM
Occupancy Permit (R)	26- 001359		33 Mar Jacques Dr	Brittany Eifert, 6184029033, brittanyeifert35@gmail.com	08/26/2026 at 9:28 AM
Occupancy Permit (R)	26- 001360		308 Roselawn Ave	Benjamin Brogan, 6189708482, seinlanguage31@hotmail.com	08/26/2026 at 9:34 AM
Occupancy Permit (R)	26- 001361		9113 Lynwood Ln	Finley McCoy, 6183637937, mccoyfinley76@gmail.com	08/26/2026 at 11:16 AM
Occupancy Permit (R)	26- 001363		18 Ram Ct	Kenis Wallace, 6189797196, kenis.wallace@yahoo.com	08/26/2026 at 2:01 PM
Occupancy Permit (R)	26- 001370		330 Monticello PI	Pamela Johnson, 6186616726, raepj2940@gmail.com	08/27/2026 at 10:21 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26-001371		1 Hyde Park Rd	Jenifer Hernandez, 6187010670, hjenn7200@gmail.com	08/27/2026 at 10:30 AM
Occupancy Permit (R)	26-001374		507 Judith Ann Pl	Randa Beshears, 6189548585, vrtharpe4420@gmail.com	08/27/2026 at 1:25 PM
Occupancy Permit (R)	26-001392		200 Oxford Ave	David Holloway, 6182030715, 200oxfordave@gmail.com	08/31/2026 at 9:18 AM
Occupancy Permit (R)	26-001398		408 Monticello Pl	Bertha Dase, 6185936474, berthadase@sbcglobal.net	08/31/2026 at 1:25 PM
Occupancy Permit (R)	26-001401		6 Irma Ln	Amber Davis, 5126347735, asdavis0127@hotmail.com	08/31/2026 at 3:31 PM
Occupancy Permit (R)	26-001325		361 Monticello Pl	Vanessa Chaney, 7023585227, vdchaney@hotmail.com	08/19/2026 at 12:14 PM
Occupancy Permit (R)	26-001252		19-14 Northbrook Cir	Patrick Lawson, 6039997963, plawson042@gmail.com	08/06/2026 at 1:27 PM
Occupancy Permit (R)	26-001322		333 Monticello Pl	Charles Lewis, 3143971249	08/19/2026 at 9:07 AM
Occupancy Permit (R)	26-001293		120 Ashley Dr	Marcus Vaughn, 6182077579	08/12/2026 at 12:32 PM
Occupancy Permit (R)	26-001251		339 Monticello Pl	Darla Knight, 6184442159, knightdarla56@yahoo.com	08/06/2026 at 11:50 AM
Occupancy Permit (R)	26-001248		14 Hill Dr	Haleigh Larkin, 5737768130, haleighnlarkin@gmail.com	08/05/2026 at 3:21 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26- 001247		245 Winchester PI	Netishia Wilson, 2056419246, teamwilson@yahoo.com	08/05/2026 at 2:12 PM
Occupancy Permit (R)	26- 001266		9858 Lincoln Trl	William Hoey, 6185787987, hoeywill94@gmail.com	08/07/2026 at 12:44 PM
Occupancy Permit (R)	26- 001268		25-13 Northbrook Cir	Angelique Phillips, 6185939558, angeliquephillips1009@gmail.com	08/07/2026 at 1:53 PM
Occupancy Permit (R)	26- 001246		316 Erin Dr	Crishawna Nash, 3093405432	08/05/2026 at 1:36 PM
Occupancy Permit (R)	26- 001270		408 Americana Cir	Henri Harper, 3199366611, henri.harper05@gmail.com	08/07/2026 at 2:17 PM
Occupancy Permit (R)	26- 001274		6116 Old Collinsville Rd	Royce Williams, 6186616061, royce.williams72@yahoo.com	08/10/2026 at 10:15 AM
Occupancy Permit (R)	26- 001277		131 Ashley Dr	Jordan Nicholson, 3142160038, jsizzle213@gmail.com	08/10/2026 at 3:38 PM
Occupancy Permit (R)	26- 001242		410 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/05/2026 at 2:42 PM
Occupancy Permit (R)	26- 001283		240 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/11/2026 at 4:07 PM
Occupancy Permit (R)	26- 001285		433 Winchester PI	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/11/2026 at 4:07 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26- 001292		632 Deppe Ln	Michael Word, 3142302760, mikebuddyword@gmail.com	08/12/2026 at 12:27 PM
Occupancy Permit (R)	26- 001402		15 Roselawn Ave	Robert Wheatley III, 6185602035, bobbywheatley@gmail.com	08/31/2026 at 3:47 PM
Occupancy Permit (R)	26- 001310		31 Kassing Dr	Charlotte Moore, 6185782029	08/17/2026 at 12:36 PM
Occupancy Permit (R)	26- 001232		66 Montclair Dr	Kimberlyn Gee, 6185935209	08/03/2026 at 12:00 PM
Occupancy Permit (R)	26- 001239		204 Winchester Pl	Robert Hintz, Winchester Place Apartments, 6182341100, winchestermgr@middiv.com	08/05/2026 at 2:43 PM
Occupancy Permit (R)	26- 001305		5615 Bonita Dr, 6	Darrius Ingram, 9315380427, yamonta155@yahoo.com	08/14/2026 at 2:21 PM
Occupancy Permit (R)	26- 001237		422 Monticello Pl	Darlene Collins, 6184067345	08/04/2026 at 9:55 AM
Occupancy Permit (R)	26- 001318		5109 N Illinois St, 107	John Young, 6184162910	08/18/2026 at 12:46 PM
Occupancy Permit (R)	26- 001317		9124 Summit Dr	Carmela Murphy, 7302746756	08/18/2026 at 9:18 AM
Occupancy Permit (R)	26- 001307		855 Harbor Woods Dr	Dominique Hood, 6188035769, ryleigh15.dm@gmail.com	08/17/2026 at 9:37 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26-001234		720 Harbor Woods Dr, B	SangHee Leday, 6185500234, sanghee.leday@gmail.com	08/03/2026 at 1:17 PM
Occupancy Permit (R)	26-001235		27-36 Northbrook Cir	Jeiret Butler, 9015036933, jeiretb@gmail.com	08/03/2026 at 2:06 PM
Occupancy Permit (R)	26-001311		350 Monticello Pl	Mary L Wittenaur, 6182089869	08/17/2026 at 1:39 PM
Permanent Sign Permit (C)	26-001272	PROPOSED FRONT-LIT CHANNEL LETTERS - RACEWAY MOUNTED	4541 N Illinois St	Melinda Rogers, LED Supply & Signs, 4236610150, melinda@reinmakers.co	08/10/2026 at 1:02 PM
Permanent Sign Permit (C)	26-000797	Install non illuminated wall sign	13 Executive Dr, 8A	Joe Phillips, Piros Signs, Inc., 6364640200, jphillips@pirossigns.com	08/11/2026 at 2:14 PM
Plumbing Permit (C)	26-001367	Installing tankless water heater	213 E Lexington Dr	Rosey Bischof, Hoffmann Brothers, 3148807459, Roseyb@hoffmannbros.com	08/28/2026 at 11:49 AM
Plumbing Permit (C)	26-001294	Full dwv re-pipe. 2 full baths Kitchen and laundry	4 Lexington Dr	James Alexander, Alexander Plumbing & Remodeling, 6187379164, Alexanderplumbing2209@gmail.com	08/13/2026 at 10:09 AM
Plumbing Permit (C)	26-001341	Repair drain under sink, and floor of the cabinet.. Install ada sign on bathroom doors	6108 N Illinois St	Darwyn Buchanan, Darwynsplumbing, 6183379322, Info@darwynsplumbing.net	08/25/2026 at 9:06 AM
Plumbing Permit (C)	26-001320	Install hammer arrestors on the water lines currently tied into the salon chair. Replace the tailpiece on the vanity drain with an extension tube. Remove the existing 3" floor drain and replace it with a 2" cup drain. Run new vents for chair and vanity drains into the roof, tying into the existing roof penetration to code. Brace the lines accordingly. Test for leaks and proper function. This will require city inspection.	5621 Old Collinsville Rd	Greg Muehlfeld, Pioneer Plumbing, 6185679126, karin@thepioneerplumber.com	08/19/2026 at 9:37 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	APPLICANT	PERMIT ISSUED DATE TIME
Solar Permit (R)	26- 000963	Installing (1) Tesla Powerwall 3 battery & getting 8 existing panels operational	33 Fairview Dr	Brda Electric, Brda Electric Inc., 6363430504, permits@brdaelectric.com	08/07/2026 at 10:41 AM
TOTAL					92



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

This report summarizes activity by permit type.

from feed: 08/01/2026 - 08/31/2026

PROJECT TYPE	PASSED	FAILED	# OF RESULTS
Building Permit (C)	22	4	31
Building Permit (R)	42	10	67
Demolition Permit (C)	0	0	1
Demolition Permit (R)	1	0	1
Electrical Permit (C)	4	0	4
Electrical Permit (R)	21	3	25
Mechanical Permit (C)	3	1	4
Mechanical Permit (R)	2	0	2
Occupancy Inspection (R)	62	47	115
Occupancy Permit (C)	2	4	9
Plumbing Permit (C)	0	1	1
Plumbing Permit (R)	1	0	1
Solar Permit (R)	3	0	6