RETURN TO AGENDA

Committee Members:
Frank Menn
Anthony LeFlore
Brenda Wagner
Derrick King
Jeff Harris

MEETING LOCATION – LOWER LEVEL OF THE LIBRARY

AGENDA COMMUNITY COMMITTEE
Wednesday, October 21, 2026 – 7:00 p.m.
Lower Level of the Library – Fairview Heights City Hall
10025 Bunkum Road, Fairview Heights, Illinois
Conference Bridge for Public Participation
Phone: +1 (786) 535-3211 | Access Code: 808-004-661
Please mute your line except when speaking

Join via Computer, Tablet, or Smartphone: ***https://meet.goto.com/COFH***
New to GoToMeeting? Get the app now and be ready when your first meeting starts:
https://meet.goto.com/install

Roll Call
Public Participation
Approval of Minutes – Wednesday, September 16, 2026

Parks & Recreation
Alderman Anthony LeFlore, Chairman

1. Director's Report/Facility Usage Report
2. Weekly Construction Updates 9/4, 9/11, 9/18, 9/25

Development
Alderman Brenda Wagner, Chairman

1. Consideration of the formation of a STAR Bond District
2. Technical Services Agreement with PGAV
3. Director's Report

RETURN TO AGENDA

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

    c. PC10-26 – Findings of Fact Relating to the Approval of a Special Use Permit for a fence and deck retailer and installer at 5515 Old Collinsville Road

    d. PC 11-26 – Findings of Fact Relating to the Approval of a Minor Subdivision Plat for 5515 Old Collinsville Rd

    e. PC 12-26 – Findings of Fact Relating to the Approval of a Special Use Permit for an automotive service station with the convenience store as a planned development at 311 Salem Place

2. Zoning Board of Appeal

    a. Nothing at this time

3. Limited Groundwater Ordinance – 10070 Bunkum Road

4. Director's Report

RETURN TO AGENDA

COMMUNITY COMMITTEE MINUTES
Wednesday, September 16, 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, Frank Menn*

Committee Members absent – *Brenda Wagner*

Other Aldermen and Elected Officials in attendance – *Pat Peck*

Others in attendance – *Present:* Parks and Recreation Director Angela Beaston, City Attorney Andrew Hoerner*. Video/teleconference, Associate Director of IT Chris Elliot*

Recorder – *Wendi Gorney/Video Recording*

Community Committee Meeting was conducted by Frank Menn *in Mayor Mark Kupsky's absence, who was attending IML.*

Public Participation

No Public Participation

Approval of August 19, 2026 minutes

A motion was made by Alderman Anthony LeFlore and seconded by Alderman Jeff Harris to approve the August 19, 2026 minutes.
Roll call vote: Aldermen Anthony LeFlore, Jeff Harris, Derrick King, Frank Menn voted yes. Brenda Wagner was absent. Motion carried on 4 yeas, and 1 absent.

Parks & Recreation

Alderman Anthony LeFlore, Chair

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.

REC Expansion and Pleasant Ridge Park Renovation Update

Director Angela Beaston presented construction updates for the project.

DCEO Grant

Grant paperwork will be submitted at a later meeting.

A motion was made by Alderman Frank Menn and seconded by Alderman Derrick King to forward to City Council with a recommendation for approval to name the grounds at 9950 Bunkum Road "Kupsky Community Park."
Roll call vote: Aldermen Anthony LeFlore, Frank Menn, Jeff Harris, Derrick King voted yes. Brenda Wagner was absent. Motion carried on 4 yeas, and 1 absent.

Development

Alderman Brenda Wagner, Chair
Alderman Frank Menn chaired the meeting in Alderman Wagner's absence.

Economic Development Director's Report

Land Use and Economic Development Director Dallas Alley was absent. The Director's Report was provided to the Committee for review as part of the agenda materials. There were no questions or discussion.

Planning

Alderman Frank Menn, Chairman

Planning Director's Report

Land Use and Economic Development Director Dallas Alley was absent. The Director's Report was provided to the Committee for review as part of the agenda materials. There were no questions or discussion.

Planning Commission – PC 07-26-CC 10218 Lincoln Trail

A motion was made by Alderman Derrick King and seconded by Alderman Jeff Harris to table PC 07-26-CC until the next Community Committee on October 21, 2026.
Roll call vote: Aldermen Anthony LeFlore, Frank Menn, Jeff Harris, Derrick King voted yes. Brenda Wagner was absent. Motion carried on 4 yeas, and 1 absent.

Planning Commission – PC 08-26 10218 Lincoln Trail

A motion was made by Alderman Derrick King and seconded by Alderman Anthony LeFlore to table PC 08-26 until the next Community Committee on October 21, 2026.
Roll call vote: Aldermen Anthony LeFlore, Frank Menn, Jeff Harris, Derrick King voted yes. Brenda Wagner was absent. Motion carried on 4 yeas, and 1 absent.

Motion to adjourn by Alderman Anthony LeFlore and seconded by Alderman Jeff Harris. Meeting adjourned at 7:24 p.m.

Submitted By:

_____
Wendi Gorney

DRAFT

RETURN TO AGENDA

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 September 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.

We continue to have residents entering the park after hours. Residents that have been caught trespassing are being issued letters letting them know they have been seen on the camera footage and if they are caught again, they will be issued a trespassing citation. The Police Department has been notified of the issue and they are working with us to resolve this situation.

Please continue to inform your residents of the park closure.

Moody Park:

Trail Enhancement Project at Moody Park: Update: Site amenities are scheduled to be delivered by the end of October. 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.

Moody Park will begin to wind down with all the summer activities. October is the last month for reservations, football games and baseball games. As the summer draws to an end, November will allow the team time to prepare the park for the upcoming winter weather.

The REC:

Kupsky Community Park: Exciting news for the future of the REC site. In a powerful testament to over 30 years of dedicated public service, the City of Fairview Heights officially named the expanded recreation complex property "Kupsky Community Park" in honor of Mayor Mark Kupsky. The naming stands as a profound measure of gratitude from the City Council for his vision and leadership contributions to the growth of our city.

Staff is currently getting bids for the signage that will be placed at the new community park. Staff hopes to have renderings of the proposed signage to present at the Community meeting.

RETURN TO AGENDA

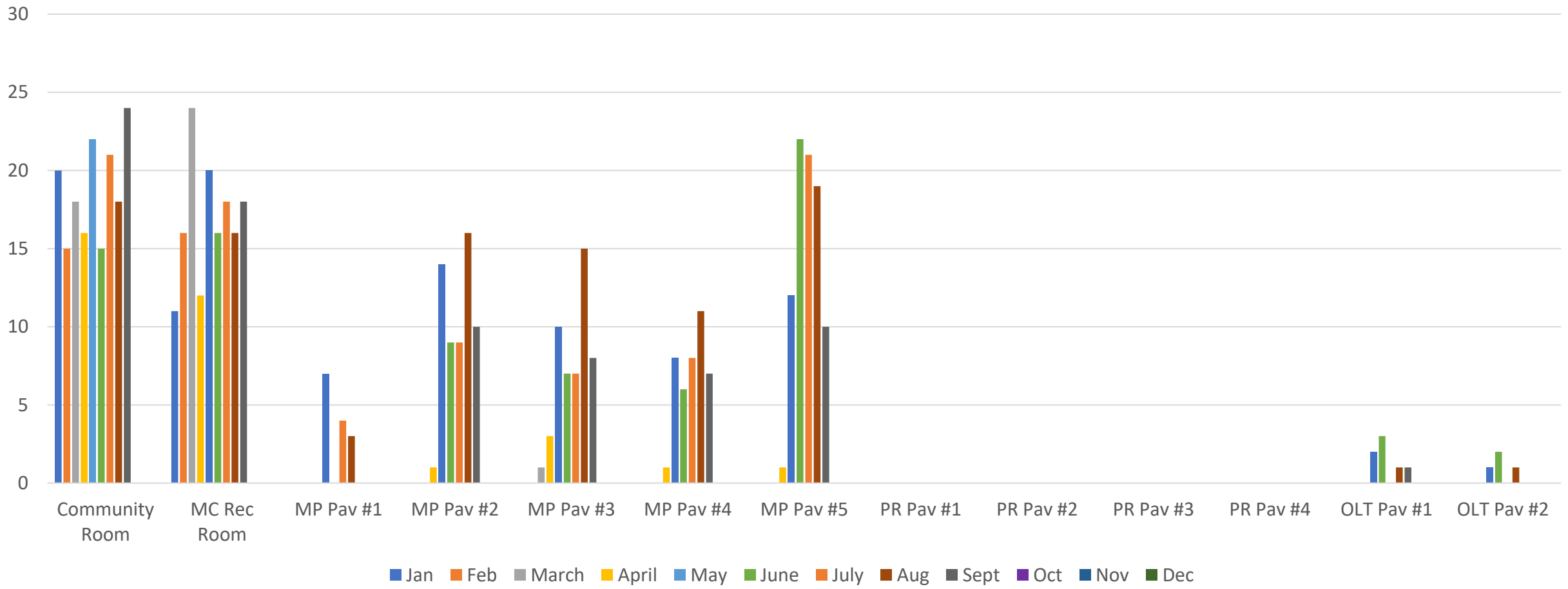
Boiler at the REC Complex: Staff has worked with outside vendors to repair the boiler at The REC. The boiler is the heating system for the pool and unfortunately cannot be repaired. The REC team has brought in several different vendors for multiple opinions on the boiler systems and each vendor agreed that the system must be replaced.

Bids will be presented at the Special meeting on Tuesday, October 20th for approval of the new boiler system.

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

Facility Reservations

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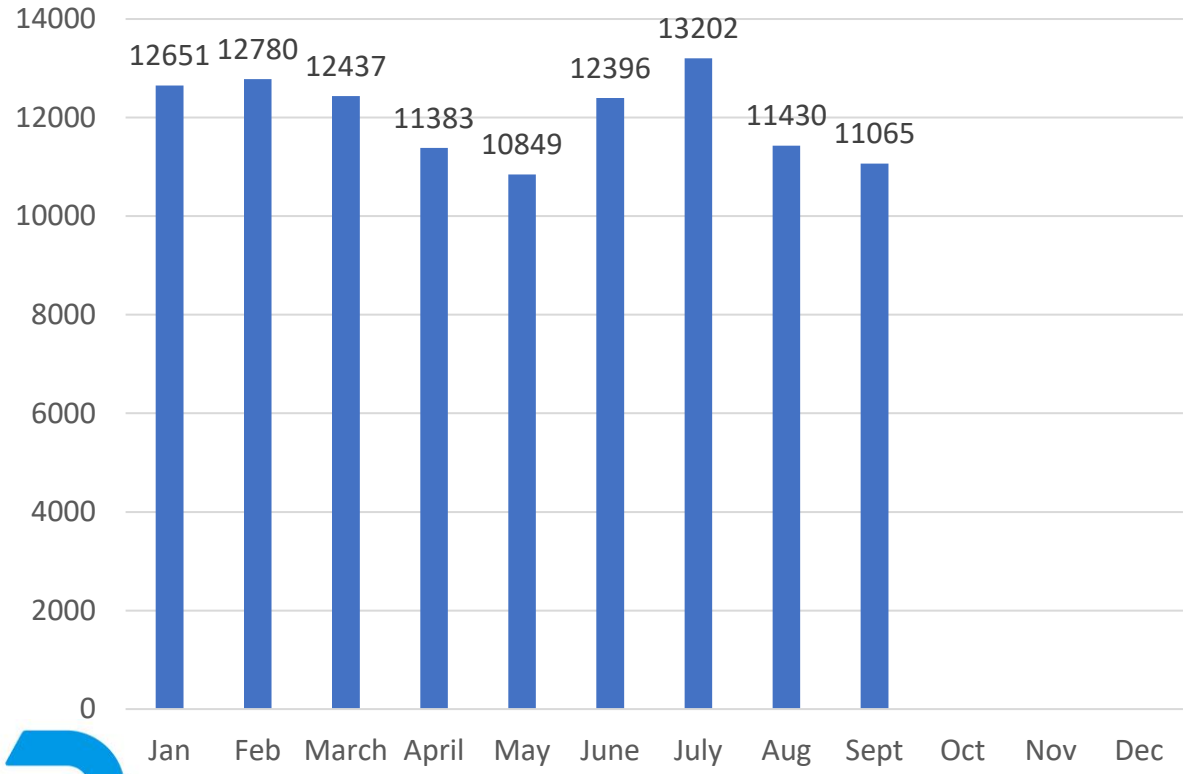
FAIRVIEW HEIGHTS Parks & Recreation

2026 Reservations for facilities.

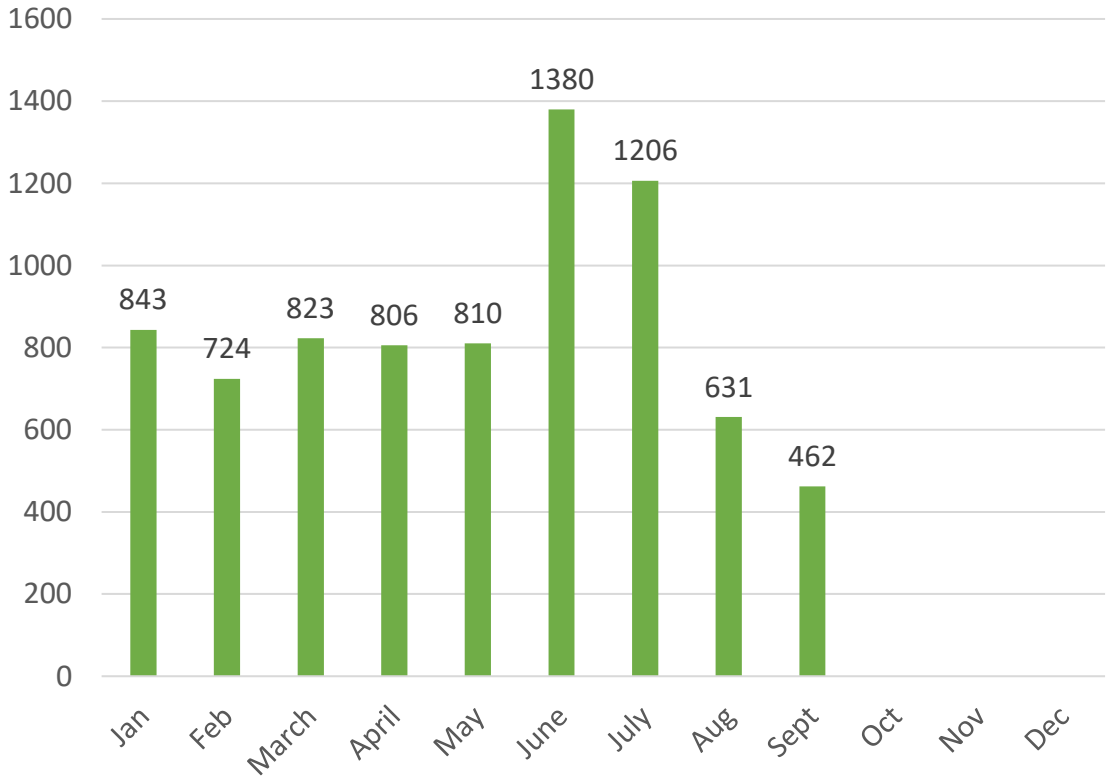
The REC Membership Update

RETURN TO AGENDA

Membership Check-Ins Per Month



Guest Passes Per Month



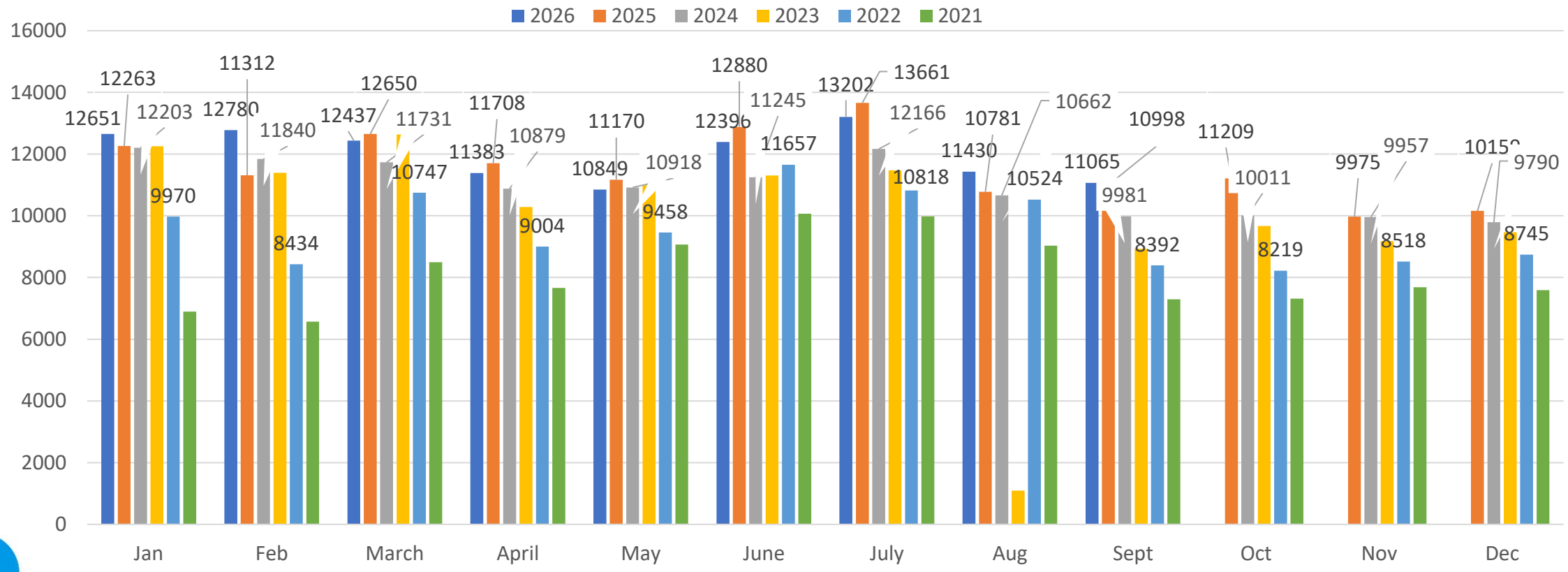
the Rec
Complex of FAIRVIEW HEIGHTS

September 2026 Report

The REC Membership Update Yearly Comparison

RETURN TO AGENDA

Membership Check-Ins Per Month



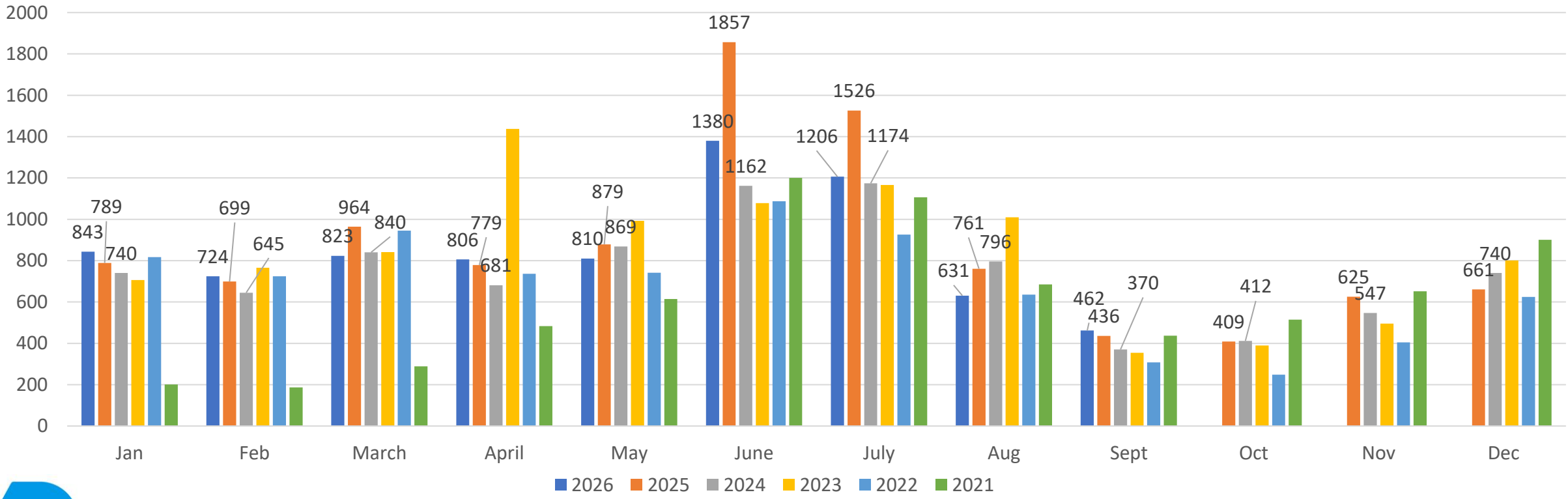
the Rec
Complex of FAIRVIEW HEIGHTS

September 2026 Report

The REC Membership Update Yearly Comparison

RETURN TO AGENDA

Guest Passes Per Month



the Rec
Complex of FAIRVIEW HEIGHTS

September 2026 Report

RETURN TO AGENDA

HOLLAND
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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: 9/4/2026

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	8/31/2026	Yes	99/65	0"	No	
Tuesday	9/1/2026	Yes	100/72	0"	No	
Wednesday	9/2/2026	Yes	106/70	0"	No	Crews stopped work two hours early due to the heat.
Thursday	9/3/2026	Yes	104/73	0"	No	Crews stopped work two hours early due to the heat.
Friday	9/4/2026	Yes	101/75	0"	No	

WORK IN PROGRESS THIS WEEK

Focal Pointe (N.I.C)	Began playground installation at the Park.
HCS	Completed tree protection and silt fencing repairs.
Litteken Construction	Continued the roof liner installation at the pre-engineered metal building.
Litteken Plumbing	Continued setting carriers and rough-in at the Park.
Next Level Concrete	Completed the concrete curbs at the park playground.
Pyramid Electric	Continued site electric routing at the Rec.
Sangiolo & Baker Masonry	Continued interior block walls at the park restrrooms.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Focal Pointe (N.I.C)	Continue installing the playground equipment at the park.
Litteken Construction	Continue installation of the pre-engineered metal building roof.
Mueth Excavation	Begin fine grading at pavilions at the Park.
Next Level Concrete	Complete the concrete placement at the generator pad at the Rec.
Next Level Concrete	Begin the entry sign footings and foundation at the park.
Pyramid Electric	Begin site electric at the park.
Sangiolo & Baker Masonry	Complete interior CMU walls at the park restrooms.

CONCERNS/DELAYS

HOLLAND
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Holland Construction Services

Printed on Fri Sep 4, 2026 at 12:37 pm CDT

Job #: 23-078.G0 Fairview Heights Rec Addition
9950 Bunkum Rd.
Fairview Hghts, Illinois 62208

The playground area at the park after the curbs were poured and forms were stripped.



The pre-engineered metal building following the start of roof panel installation at the Rec.



Holland Construction Services

Printed on Fri Sep 4, 2026 at 01:27 pm CDT

Job #: 23-078.G0 Fairview Heights Rec Addition
9950 Bunkum Rd.
Fairview Hghts, Illinois 62208

Plumbing rough-in at the dog run restroom.



A view of the playground curb formwork prior to concrete placement.

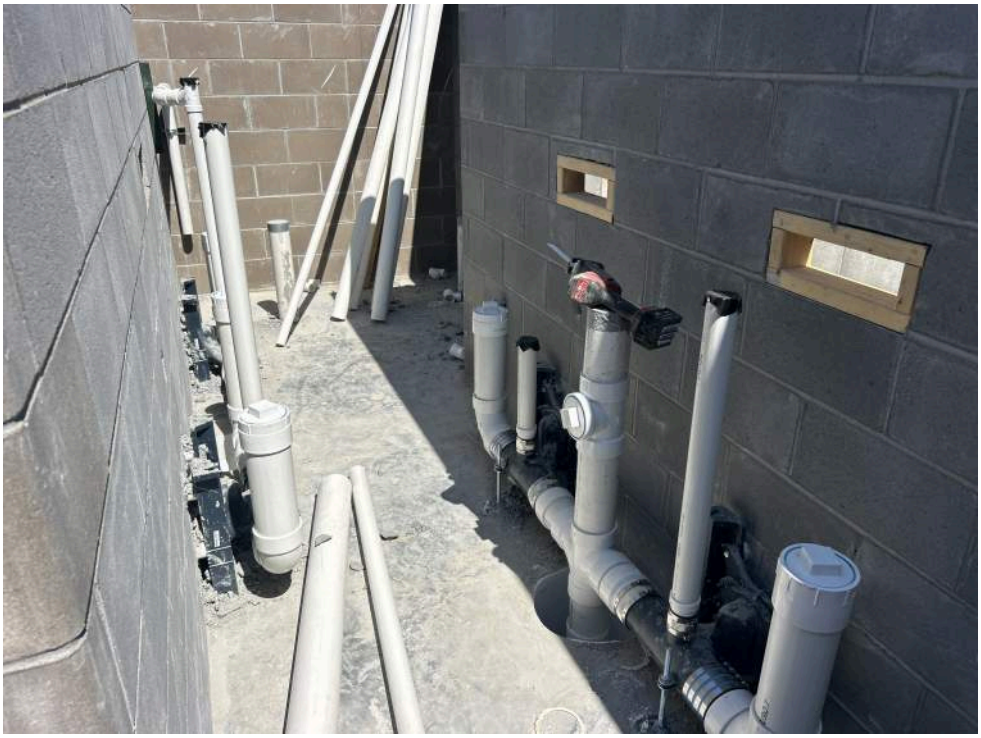


Holland Construction Services

Printed on Fri Sep 4, 2026 at 12:37 pm CDT

Job #: 23-078.G0 Fairview Heights Rec Addition
9950 Bunkum Rd.
Fairview Hghts, Illinois 62208

Rough-in progress at the playground restroom.



Tree protection measures at the park.



RETURN TO AGENDA

HOLLAND
BUILT ON INTEGRITY.

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: 9/11/2026

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: 18

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	9/7/2026	No	88/64	0"	No	Labor day: Non-work day.
Tuesday	9/8/2026	Yes	94/60	0"	No	
Wednesday	9/9/2026	Yes	94/72	0.22"	No	
Thursday	9/10/2026	No	82/70	1.1"	Yes	Crews were unable to work due to rain.
Friday	9/11/2026	Yes	84/68	0.04"	No	

WORK IN PROGRESS THIS WEEK

Focal Pointe (N.I.C)	Continued playground installation at the Park.
Litteken Construction	Continued the roof liner installation at the pre-engineered metal building.
Next Level Concrete	Completed formwork for the generator pad.
Pyramid Electric	Began rough-in at the PEMB.
Sangiolo & Baker Masonry	Completed interior block walls at the park restrrooms.
Sangiolo & Baker Masonry	Completed cleaning of block restrooms.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Focal Pointe (N.I.C)	Continue installing the playground equipment at the park.
Litteken Construction	Complete installation of the pre-engineered metal building roof.
Mueth Excavation	Complete final grading at the detention pod.
Mueth Excavation	Begin fine grading at pavilions at the Park.
Next Level Concrete	Complete the concrete placement at the generator pad at the Rec.
Next Level Concrete	Begin the entry sign footings and foundation at the park.
Pyramid Electric	Begin site electric at the park.
Pyramid Electric	Begin underslab pavilon rough-in.
Sangiolo & Baker Masonry	Complete insulating of the dog run restroom block.

CONCERNS/DELAYS

Holland Construction Services

Printed on Fri Sep 11, 2026 at 04:41 pm CDT

Job #: 23-078.G0 Fairview Heights Rec Addition
9950 Bunkum Rd.
Fairview Hghts, Illinois 62208

Formwork for the generator pad prior to concrete placement.



Electrical rough-in at the pre-engineered metal building.



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Holland Construction Services

The playground restroom after blockwork and rough-ins were completed.



Layout of the new monument sign at the park.



RETURN TO AGENDA

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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: 9/18/2026

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: 18

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	9/14/2026	Yes	88/62	0"	No	
Tuesday	9/15/2026	Yes	99/70	0"	No	
Wednesday	9/16/2026	Yes	94/74	0.35"	No	
Thursday	9/17/2026	No	98/73	0"	Yes	
Friday	9/18/2026	Yes	97/72	0"	No	

WORK IN PROGRESS THIS WEEK

Focal Pointe (N.I.C)	Continued playground installation at the Park.
Litteken Construction	Completed the PEMB roof liner installation.
Litteken Construction	Unloaded the first Polygon structure delivery (trellis, covered walkway, and playground).
Mueth Excavation	Completed fine grading at the park pavilions.
Next Level Concrete	Completed the concrete placement at the generator pad at the Rec.
Pyramid Electric	Continued rough-in at the PEMB.
Pyramid Electric	Began underslab pavilon rough-in.
Pyramid Electric	Began site electric at the park.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Focal Pointe (N.I.C)	Complete installation of the playground equipment at the park.
Litteken Construction	Begin ceiling liner installation at the PEMB.
Mueth Excavation	Complete final grading at the detention pod.
Next Level Concrete	Begin the entry sign footings and foundation at the park.
Pyramid Electric	Continue site electric at the park.
Pyramid Electric	Continue underslab pavilon rough-in.
Sangiolo & Baker Masonry	Complete insulating of the dog run restroom block.

CONCERNS/DELAYS

Revised structural steel shop drawings were submitted on 9/17/26. Steel erection remains pending final review and any necessary refabrication. Holland will continue coordinating with the team and provide an updated erection date once determined.

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Holland Construction Services

Printed on Fri Sep 18, 2026 at 08:34 am CDT

Job #: 23-078.G0 Fairview Heights Rec Addition
9950 Bunkum Rd.
Fairview Hghts, Illinois 62208

The playground Polygon structure delivered at the park and ready for installation next week.



Progress on the playground equipment.

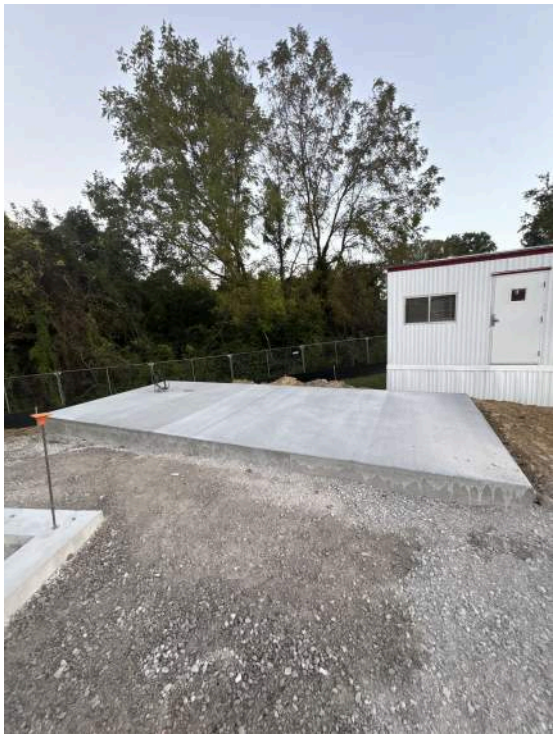


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Job #: 23-078.G0 Fairview Heights Rec Addition
9950 Bunkum Rd.
Fairview Hghts, Illinois 62208

The generator (Alternate 3) pad after it was placed. The generator itself is ready for installation and will be on site in 2 weeks after we have sufficient break reports!



A view of the owner's playground after rock was placed ahead of surfacing.



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Holland Construction Services

Printed on Fri Sep 18, 2026 at 08:34 am CDT

Job #: 23-078.G0 Fairview Heights Rec Addition
9950 Bunkum Rd.
Fairview Hghts, Illinois 62208

Underslab electrical routing at the Playground Polygon structure.



Electrical rough-in at the pre-engineered metal building.



RETURN TO AGENDA

HOLLAND
BUILT ON INTEGRITY.

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: 19**
DATE: 9/25/2026

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	9/21/2026	No	77/67	0.74"	Yes	Muddy site conditions prevented Polygon Erection from occuring.
Tuesday	9/22/2026	Yes	72/62	0"	No	
Wednesday	9/23/2026	Yes	72/58	0"	No	
Thursday	9/24/2026	No	73/62	0"	No	
Friday	9/25/2026	Yes	77/61	0"	No	

WORK IN PROGRESS THIS WEEK

Focal Pointe (N.I.C)	Completed playground installation at the park.
Litteken Construction	Completed the polygon frame erection for the trellis, playground, dog run, and fire pit structures.
Mueth Excavation	Began final grading at the detention pond and began the gutter drains at the Rec.
Next Level Concrete	Began corrections to the pedestal finish at the PEMB.
Next Level Concrete	Completed formwork and concrete placement for the park entry sign.
Pyramid Electric	Began rough-in at the Polygon structures.
Pyramid Electric	Continued site electric at the park.
Sangiolo & Baker Masonry	Completed the dog run restroom block insulation.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Litteken Construction	Complete the Polygon roof installation at the fire pit, playground, and dog run.
Mueth Excavation	Complete final grading at the detention pond and gutter drains at the Rec.
Next Level Concrete	Complete corrections to the pedestal finish at the PEMB.
Pyramid Electric	Continue site electric at the park.
Pyramid Electric	Complete rough-in at the Polygon structures.
Sangiolo & Baker Masonry	Complete water repellent installation on splitface block and associated mockup.

CONCERNS/DELAYS

HOLLAND
BUILT ON INTEGRITY.
Holland Construction Services

Printed on Fri Sep 25, 2026 at 12:39 pm CDT

Job #: 23-078.G0 Fairview Heights Rec Addition
9950 Bunkum Rd.
Fairview Hghts, Illinois 62208

Erection of the fire pit pavilion frame.



Pedestal finish repair preparation work on the PEMB.



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BUILT ON INTEGRITY.
Holland Construction Services

Printed on Fri Sep 25, 2026 at 12:39 pm CDT

Job #: 23-078.G0 Fairview Heights Rec Addition
9950 Bunkum Rd.
Fairview Hghts, Illinois 62208

Erection of the playground pavilion frame.



Erection of the dog run pavilion frame.



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Holland Construction Services

Printed on Fri Sep 25, 2026 at 12:39 pm CDT

Job #: 23-078.G0 Fairview Heights Rec Addition
9950 Bunkum Rd.
Fairview Hghts, Illinois 62208

Skidmore testing of the Polygon and pre-engineered metal building bolts.



A view of Focal Pointe's finished work with rock to grade.



HOLLAND
BUILT ON INTEGRITY.
Holland Construction Services

Printed on Fri Sep 25, 2026 at 12:39 pm CDT

Job #: 23-078.G0 Fairview Heights Rec Addition
9950 Bunkum Rd.
Fairview Hghts, Illinois 62208

Site electric routing at the dog run.



A view of the Rec site as progress continues on the pre-engineered metal building.



RETURN TO AGENDA

TEN WEEK SCHEDULE

Project Name: Fairview Heights REC Pickleball & Park
Project Number: 23-078.G0
Date of Schedule: September 28, 2026

REC

Project Manager: Clayton Herring
Project Superintendent: Matt Rainey

Responsibility (Sub, Supplier, HCS, etc...)	Expected Duration (Days)	Activity Or Task Name	9/28	9/29	9/30	10/1	10/2	10/3	10/5	10/6	10/7	10/8	10/9	10/10	10/12	10/13	10/14	10/15	10/16	10/17	10/19	10/20	10/21	10/22	10/23	10/24	10/26	10/27	10/28	10/29	10/30	10/31	11/2	11/3	11/4	11/5	11/6	11/7	11/9	11/10	11/11	11/12	11/13	11/14	11/16	11/17	11/18	11/19	11/20	11/21	11/23	11/24	11/25	11/26	11/27	11/28	11/30	12/1	12/2	12/3	12/4	12/5	Comments
																					4th Week						5th Week						6th Week						7th Week						8th Week						9th Week						10th Week						
			9/28/2026						10/5/2026						10/12/2026						10/19/2026						10/26/2026						11/2/2026						11/9/2026						11/16/2026						11/23/2026						11/30/2026						
			Mon	Tues	Wed	Thurs	Fri	Sat	Mon	Tues	Wed	Thurs	Fri	Sat	Mon	Tues	Wed	Thurs	Fri	Sat	Mon	Tues	Wed	Thurs	Fri	Sat	Mon	Tues	Wed	Thurs	Fri	Sat	Mon	Tues	Wed	Thurs	Fri	Sat	Mon	Tues	Wed	Thurs	Fri	Sat	Mon	Tues	Wed	Thurs	Fri	Sat	Mon	Tues	Wed	Thurs	Fri	Sat	Mon	Tues	Wed	Thurs	Fri	Sat	
MUETH EXCAVATION	5	GUTTER DRAINS	X	X	X	X	X																																																									
	5	FINAL GRADING AT DETENTION POND	X	X	X	X	X																																																									
	2	SEED AND STRAW				X	X																																																									
	3	DEMO CONCRETE AT GENERATOR PAD													X	X	X																																														
LITTEKEN CONSTRUCTION	7	ROOF & PARAPET BLOCKING																															X	X	X	X	X		X	X																							Work start date is TBD, depending on Steel Erection
	2	HOLLOW METAL FRAMES																																					X	X																							
	2	INSTALL PEMB	X	X																																																											
	5	INSTALL TRELLIS	X																																																												
	5	FENCE POSTS OUTDOOR COURTS							X	X	X	X	X																																																		
	5	PEMB CEILING													X	X	X	X	X																																												
	15	OUTDOOR COURT COATINGS																																											X	X	X	X	X		X	X	X	X	X		X	X	X	X	X		
ALL AMERICAN PAINTING	5								X	X	X	X	X																																																		
PYRAMID ELECTRIC	15	BLDG ROUGH IN																																											X	X	X	X	X		X	X	X	X	X		X	X	X	X	X		Work start date is TBD, depending on Steel Erection
	5	PEMB ROUGH IN	X	X	X	X	X																																																									
	5	PEMB TRIM OUT																															X	X	X	X	X																										
	5	UNCOVERED COURT LIGHTING							X	X	X	X	X																																																		
	3	CONDUITS FOR GENERATOR PAD															X	X	X																																												
NEXT LEVEL CONST	4	ISOLATION JOINTS																			X	X	X	X																																							
	5	CONCRETE APRONS OUTDOOR COURTS									X	X	X		X	X																																																
	3	PEMB PEDESTAL FINISH																																																													
	1	HAUL OFF EXCESS REBAR	X																																																												
	1	SPOIL HAUL OFF	X																																																												
	2	CONCRETE PAVEMENT AT GENERATOR PAD																			X	X																																									
	2	GENERATOR PAD FOOTINGS																					X	X																																							
	2	GENERATOR PAD																							X		X																																						
	2	PIPE BOLLARDS AT GENERATOR PAD																										X	X																																				
BAER HEATING & COOLING	15	HVAC ROUGH IN																																											X	X	X	X	X		X	X	X	X	X		X	X	X	X	X		
	3	SET ROOF TOP UNITS																																													X	X	X														
LITTEKEN PLUMBING	15	BLDG ROUGH IN																																											X	X	X	X	X		X	X	X	X	X		X	X	X	X	X		
RIGHT WAY TRAFFIC CONTROL	25	BUILDING STEEL ERECTION		T	B	D				T	B	D				T	B	D				T	B	D				T	B	D				T	B	D				T	B	D				T	B	D				T	B	D				T	B	D			Steel drawings not yet approved, work start date is TBD
	2	INSTALL CHANNEL IRON ON WALL EMBEDS																																		X	X																										
D. E. MARTIN ROOFING	8	ROOFING INSTALL																																					X	X	X	X	X		X	X	X																Work start date is TBD, depending on Steel Erection
	5	SCREEEN WALL INSTALL																			X	X	X	X	X																																						
GEORGE WEIS COMPANY	20	WALL FRAMING																															X	X	X	X	X		X	X	X	X	X		X	X	X	X	X		X	X	X	X	X								Work start date is TBD, depending on Steel Erection
	5	EXTERIOR SHEATHING																																											X	X	X	X	X														
	5	SOFFIT FRAMING & SHEATHING																																											X	X	X	X	X														
	5	WALL INSULATION																																																							X	X	X	X	X		
ST JACOB GLASS	1	FIELD MEASURE STOREFRONT GLASS																																											X																		
SANGIOLO & BAKER	15	BRICK VENEER																																																	X	X	X	X	X		X	X	X	X	X		
	3	DUMPSTER ENCLOSURE																																																									X	X	X			

TEN WEEK SCHEDULE

RETURN TO AGENDA

Project Name: Fairview Heights Pleasant Ridge Park
Project Number: 23-078 G0
Date of Schedule: September 28, 2026

HOLLAND
BUILT ON INTEGRITY.

PARK

Project Manager: Clayton Herring
Project Superintendent: Matt Rainey

Responsibility (Sub, Supplier, HCS, etc...)	Expected Duration (Days)	Activity Or Task Name	Mon 9/28	Tues 9/29	Wed 9/30	Thurs 10/1	Fri 10/2	Sat 10/3	Mon 10/5	Tues 10/6	Wed 10/7	Thurs 10/8	Fri 10/9	Sat 10/10	Mon 10/12	Tues 10/13	Wed 10/14	Thurs 10/15	Fri 10/16	Sat 10/17	Mon 10/19	Tues 10/20	Wed 10/21	Thurs 10/22	Fri 10/23	Sat 10/24	Mon 10/26	Tues 10/27	Wed 10/28	Thurs 10/29	Fri 10/30	Sat 10/31
			9/28/2026						10/5/2026						10/12/2026						10/19/2026						10/26/2026					
MUETH EXCAVATION	2	DRAIN TILE AT LARGE PAVILLION				X	X																									
LITTEKEN CONSTRUCTION	20	PAVILLION ERECTION	X	X	X	X	X		X	X	X	X	X		X	X	X	X	X								X	X	X	X	X	
	10	RESTROOM FRAMING							X	X	X	X	X		X	X	X	X	X													
	5	BATH ACCESSORIES																														
	5	RESTROOM CEDAR SHIPLAP																														
	3	INSTALL ALUMINUM SCREENS															X	X	X													
	5	DOORS AND HARDWARE													X	X	X	X	X													
	8	FENCE POSTS IN PLAYGROUND AREAS							X	X	X																					
	2	LETTERING FOR MONUMENT SIGN																			X	X										
	5	DOG RUN FENCING							X	X	X	X	X																			
CHRIST ASPHALT	2	ROCK WALKING PATHS													X	X																
	10	ASPHALT PARKING LOTS																									X	X	X	X	X	
	5	ASPHALT WALKING PATHS																									X	X	X	X	X	
FOCAL POINT	5	PLAYGROUND SURFACING																														
	10	LANDSCAPING																														
GEORGE WEIS	5	SIDING ON RESTROOMS																			X	X	X	X	X							
	5	DEMO SIDING ON EXISTING RESTROOM													X	X	X	X	X													
	5	SIDING ON EXISTING RESTROOM																			X	X	X	X	X							
D E MARTIN ROOFING	10	INSTALL ROOF ON NEW RESTROOMS													X	X	X	X	X		X	X	X	X	X							
	3	RESTROOM GUTTERS & DOWNSPOUTS																			X	X	X									
	2	DEMO ROOF ON EXISTING RESTROOM													X	X																
	4	INSTALL ROOF ON EXISTING RESTROOM																			X	X	X	X								
	2	LOUVERS ON EXISTING RESTROOMS																									X	X				
PYRAMID ELECTRIC	5	SITE ELECTRIC	X	X	X	X	X																									
	5	RESTROOM ROUGH IN																			X	X	X	X	X							
	5	RESTROOM TRIM OUT																														
	10	PAVILLION ROUGH IN ABOVE SLAB	X	X	X	X	X														X	X	X	X	X							
	5	LIGHTING IN EXISTING RESTROOMS																														
NEXT LEVEL CONST	1	PAVILLION FOOTINGS		X																												
		Poligon Structure Footings - TBD, Design needed																														
	3	SIDEWALKS AT DOG PARK													X	X	X															
	5	SIDEWALKS AT SPECIAL EVENT & SMALL PAVILION																														
	1	MONUMENT SIGN BACKFILL	X																													
	10	PAVILLION FLOORS							X	X	X	X	X		X	X	X	X	X													
	5	SIDEWALKS AT PLAYGROUND													X	X	X	X	X													
	2	SITE CLEANUP	X	X																												
	2	SPOIL HAUL OFF	X	X																												
	1	TRASH ENCLOSURE BACKFILL	X																													
LITTEKEN PLUMBING	7	PLUMBING ROUGH IN																			X	X	X	X	X		X	X				
	5	PLUMBING TRIM OUT																														
	10	INSTALL 4" WATER MAIN							X	X	X	X	X		X	X	X	X	X													
BAER HEATING & COOLING	5	RESTROOM MECHANICAL																					X	X	X		X	X				
	2	MECHANICAL TRIM OUT																														
SANGIOLO & BAKER	2	WATERPROOFING ON BLOCK				X	X																									
	2	RESTROOM CONTROL JOINTS				X	X																									
	3	STONE VENEER ON MONUMENT SIGN									X	X	X																			
FARNSWORTH	1	WATER REPELLENT MOCK-UP				X																										
ALL AMERICAN PAINTING	10	PAINT RESTROOMS																									X	X	X	X	X	
	3	PAINT DOORS																									X	X	X			
	5	STAINING WOOD DECK AND SHIPLAP SIDING																														
	2	PAINT EXISTING RESTROOM																														

Responsibility (Sub, Supplier, HCS, etc...)	Expected Duration (Days)	Activity Or Task Name	Mon 11/2	Tues 11/3	Wed 11/4	Thurs 11/5	Fri 11/6	Sat 11/7	Mon 11/9	Tues 11/10	Wed 11/11	Thurs 11/12	Fri 11/13	Sat 11/14	Mon 11/16	Tues 11/17	Wed 11/18	Thurs 11/19	Fri 11/20	Sat 11/21	Mon 11/23	Tues 11/24	Wed 11/25	Thurs 11/26	Fri 11/27	Sat 11/28	Mon 11/30	Tues 12/1	Wed 12/2	Thurs 12/3	Fri 12/4	Sat 12/5	Comments
			11/2/2026						11/9/2026						11/16/2026						11/23/2026						11/30/2026						
MUETH EXCAVATION	2	DRAIN TILE AT LARGE PAVILLION																															
LITTEKEN CONSTRUCTION	20	PAVILLION ERECTION																															
	10	RESTROOM FRAMING																															TBD AWAITING APPROVED TRUSS SUBMITTAL
	5	BATH ACCESSORIES	X	X	X	X	X																										
	5	RESTROOM CEDAR SHIPLAP	X	X	X	X	X																										
	3	INSTALL ALUMINUM SCREENS																															
	5	DOORS AND HARDWARE																															
	8	FENCE POSTS IN PLAYGROUND AREAS													X	X	X	X	X														
	2	LETTERING FOR MONUMENT SIGN																															
	5	DOG RUN FENCING																															
CHRIST ASPHALT	2	ROCK WALKING PATHS																															
	10	ASPHALT PARKING LOTS	X	X	X	X	X																										
	5	ASPHALT WALKING PATHS																															
FOCAL POINT	5	PLAYGROUND SURFACING	X	X	X	X	X																										
	10	LANDSCAPING	X	X	X	X	X		X	X	X	X	X																				
GEORGE WEIS	5	SIDING ON RESTROOMS																															TBD AWAITING APPROVED TRUSS SUBMITTAL
	5	DEMO SIDING ON EXISTING RESTROOM																															TBD
	5	SIDING ON EXISTING RESTROOM																															
D E MARTIN ROOFING	10	INSTALL ROOF ON NEW RESTROOMS																															TBD AWAITING APPROVED TRUSS SUBMITTAL
	3	RESTROOM GUTTERS & DOWNSPOUTS																															
	2	DEMO ROOF ON EXISTING RESTROOM																															TBD
	4	INSTALL ROOF ON EXISTING RESTROOM																															
	2	LOUVERS ON EXISTING RESTROOMS																															
PYRAMID ELECTRIC	5	SITE ELECTRIC																															
	5	RESTROOM ROUGH IN																															TBD AWAITING APPROVED TRUSS SUBMITTAL
	5	RESTROOM TRIM OUT							X	X	X	X	X																				
	10	PAVILLION ROUGH IN ABOVE SLAB																															
	5	LIGHTING IN EXISTING RESTROOMS	X	X	X	X	X																										TBD
NEXT LEVEL CONST	1	PAVILLION FOOTINGS																															
		Poligon Structure Footings - TBD, Design needed																															
	3	SIDEWALKS AT DOG PARK																															
	5	SIDEWALKS AT SPECIAL EVENT & SMALL PAVILION				X	X		X	X	X																						
	1	MONUMENT SIGN BACKFILL																															
	10	PAVILLION FLOORS													X	X	X	X	X														
	5	SIDEWALKS AT PLAYGROUND																															
	2	SITE CLEANUP																															
	2	SPOIL HAUL OFF																															
	1	TRASH ENCLOSURE BACKFILL																															
LITTEKEN PLUMBING	7	PLUMBING ROUGH IN																															TBD AWAITING APPROVED TRUSS SUBMITTAL
	5	PLUMBING TRIM OUT							X	X	X	X	X																				
	10	INSTALL 4" WATER MAIN																															
BAER HEATING & COOLING	5	RESTROOM MECHANICAL																															TBD AWAITING APPROVED TRUSS SUBMITTAL
	2	MECHANICAL TRIM OUT										X	X																				
SANGIOLO & BAKER	2	WATERPROOFING ON BLOCK																															
	2	RESTROOM CONTROL JOINTS																															
	3	STONE VENEER ON MONUMENT SIGN																															
FARNSWORTH	1	WATER REPELLENT MOCK-UP																															
ALL AMERICAN PAINTING	10	PAINT RESTROOMS	X	X	X	X	X																										TBD AWAITING APPROVED TRUSS SUBMITTAL
	3	PAINT DOORS																															
	5	STAINING WOOD DECK AND SHIPLAP SIDING							X	X	X	X	X																				
	2	PAINT EXISTING RESTROOM							X	X																							TBD

RETURN TO AGENDA

DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

INTEROFFICE MEMORANDUM

To: Fairview Heights Community Committee
From: Dallas Alley, Land Use and Economic Development Director
Subject: Sales Tax and Revenue (STAR) Bond District
Date: October 13, 2026

Community Committee,

The City of Fairview Heights is considering the establishment of a Sales Tax and Revenue (STAR) Bond District pursuant to the Statewide Innovation Development and Economy Act (50 ILCS 475). The proposed district would support the development of a destination-oriented commercial, entertainment, and tourism project intended to attract visitors, encourage private investment, generate economic activity, and create employment opportunities within the City.

Pursuant to Section 5-20(b) of the Act, the City is proposing a resolution to formally initiate consideration of the STAR Bond District and establish a public hearing to receive comments regarding its proposed establishment. The resolution will identify the proposed district boundaries, provide a general description of the district plan, identify the proposed master developer, and make the district description and map available for public inspection. Adoption of the resolution does not establish the district or authorize the issuance of STAR bonds, but rather initiates the statutory process for further public review and consideration by the City Council.

During the October 21st, 2026 Community Committee meeting I will provide general information relating to district boundaries, district plan, identify the proposed master developer, and provide a map of the proposed area.

AGREEMENT FOR ON-CALL ECONOMIC DEVELOPMENT SERVICES BETWEEN THE CITY OF FAIRVIEW HEIGHTS AND PGAV PLANNERS, LLC.

THIS AGREEMENT, is entered into on the date and by execution shown hereafter, by and between the City of Fairview Heights, Illinois, hereinafter referred to as the "City" and PGAV Planners, LLC, hereinafter referred to as the "PGAV".

Witnesseth:

Whereas, the City has among its core functions the ongoing planning and economic development of the City of Fairview Heights; and

Whereas, the City from time to time requires special expertise and assistance to assist in these activities; and

Whereas, the City wishes to secure technical assistance to serve the City on an as needed basis regarding community planning, economic development, and financial incentives; and

Whereas, PGAV is duly experienced in providing expert advice in the fields of community planning, economic development, and financial incentives.

Now, Therefore, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

PGAV will, upon request of the City, assist in matters related to consultation on financial incentives including TIF, Business District, and other development finance tools. Consultation may also include review of redevelopment proposals/agreements between the City and developers or other planning, zoning, or economic development matters as may be requested by the City.

II. TIMING OF PERFORMANCE

The services of PGAV will be available immediately upon acceptance of this Agreement and will be undertaken and completed in accordance with mutually agreed upon schedules for specific work activities. Work will be initiated on a task when authorized by the City in the form of a written or verbal task order issued by the City Administrator. A representative of PGAV will respond with a letter of engagement signed by an officer of PGAV and detailing the estimated fee associated with the task. This Agreement shall remain in effect through December 31, 2028, or until the total not-to-exceed amount is reached, whichever occurs first.

III. FEE AND METHOD OF COMPENSATION

A. Compensation shall be made to PGAV in accordance with the following hourly rate schedule (shown below), not to exceed the amount of Thirty Thousand Dollars ($30,000), inclusive of reimbursable expenses, without prior written authorization from the City. As of October 16, 2026, the fees accrued under the existing Technical Services Agreement exceed the current contract's not-to-exceed amount by Seventeen Thousand Five Hundred Seventy-Nine Dollars ($17,579). The existing agreement shall be amended to increase the authorized compensation to cover the total fees accrued to date, after which the agreement shall be closed out.

PGAV PLANNERS HOURLY RATES 2027

Project Staff	Hourly Rate
President	$310
Vice President	$275
Senior Director	$255
Associate Director	$255
Senior Project Manager	$235
Project Manager	$200
Project Planner	$175
Planner	$140
Intern	$68
Administrative/Technical Assistance	$100

B. Reimbursable expenses will consist of "out-of-pocket" expenses required to provide the services described. Such expenses will be billed at their direct cost to PGAV.

C. If the City fails to make payment due PGAV for services and reimbursable expenses within 60 days after receipt of our initial statement, PGAV will suspend services under this agreement until PGAV has been paid in full the amounts due for services and expenses.

D. If for any reason the City determines that a task properly initiated under the terms of this Agreement should not proceed, the City will inform PGAV in writing that they wish to terminate the task. The City will pay to PGAV an amount representing the work performed to the date of termination in accordance with the hourly rate schedule herein for the classification of personnel involved with the work plus any reimbursable expenses which have been incurred by PGAV to that date.

RETURN TO AGENDA

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this _____ day of _____, 2026.

ATTEST:

_____
Karen Kaufhold, City Clerk

CITY OF FAIRVIEW HEIGHTS, IL

_____
Mark Kupsky, Mayor

ATTEST:

_____
Adam Stroud
Associate Director

PGAV PLANNERS, LLC

_____
Andy Struckhoff
President

RETURN TO AGENDA

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) – October 2026
Date: October 16th, 2026

Major Department Activities

Ribbon Cuttings & Special Events

- Ribbon Cutting – Gasoline Alley Plaza – 10027 Lincoln Trail – October 14th
- Ribbon Cutting – Uptown Cheapskate w/ O'Fallon-Shiloh Chamber – 10 Lincoln Hwy – October 15th .
- Recognition – The Lincoln Trail Great Streets Plan has been awarded the East-West Gateway *Outstanding Local Government Achievement Award* – acceptance ceremony will be held at the Hyatt Regency Hotel in St. Louis on November 13th.

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.
- 6900 N Illinois St. – Fmr. TGI Fridays – negotiations between Gulf Shores and owner are progressing towards acquisition, with discussions underway with City staff on potential occupancy and redevelopment of the existing space.
- 10 Lincoln Highway (St. 100) – Uptown Cheapskate – location is now occupied and operational.
- 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 review marketing materials 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.

RETURN TO AGENDA

Business Recruitment, Retention & Incentives

- Ryan attended the Illinois Municipal League Annual Conference to learn more about other economic development tools and incentives utilized by other municipalities.
- Ryan attended the O'Fallon-Shiloh Chamber of Commerce Economic Development Committee to share recent developments occurring throughout the City.
- 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.
- Ryan attended the Business Networking International (BNI) – Belleville Chapter meeting to connect with small businesses.
- Dallas held several meetings with the 50 and 159 development team.
- Dallas met with the broker for the former Sears box to discuss a future development.
- Dallas met with NAI Desco to discuss a potential future development project.
- Dallas attended the ICSC Midwest Conference in Chicago, making 27 contacts and identifying 6 new potential retail and food service tenant prospects. In addition, he spoke on the importance of public / private partnerships in retail (re)development.
- Dallas met with L3 Corp. to discuss market trends, tenant sentiment, and potential tenancy.

Please let me know if there are questions or concerns.

RETURN TO AGENDA

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.

RETURN TO AGENDA

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

RETURN TO AGENDA

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.*

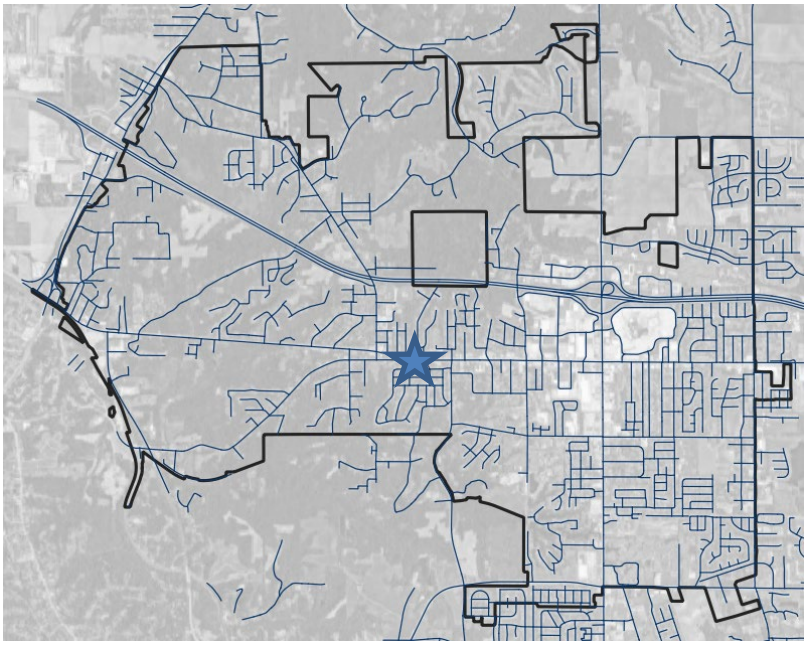
APPLICANT NAME: Brian Nickas

MEETING DATE: September 8, 2026

ZONING: B4 – Retail Business

PLANNING COMMISION 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.

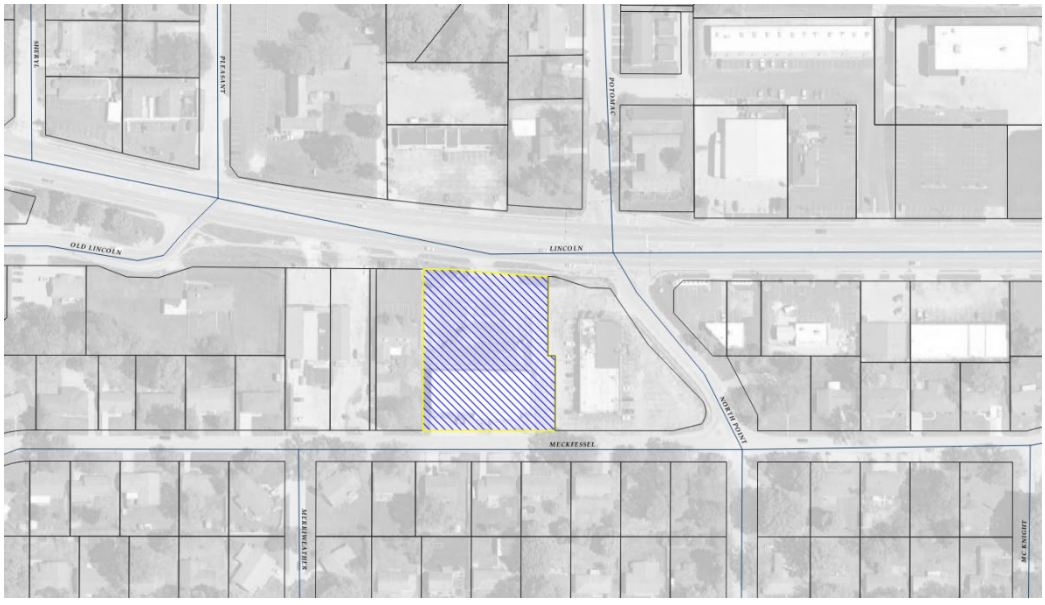
The subject property is located at 10218 Lincoln Trail, and is zoned B-4 – Retail Business. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. The liquor store use is permitted; however, a Special Use Permit is required.

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

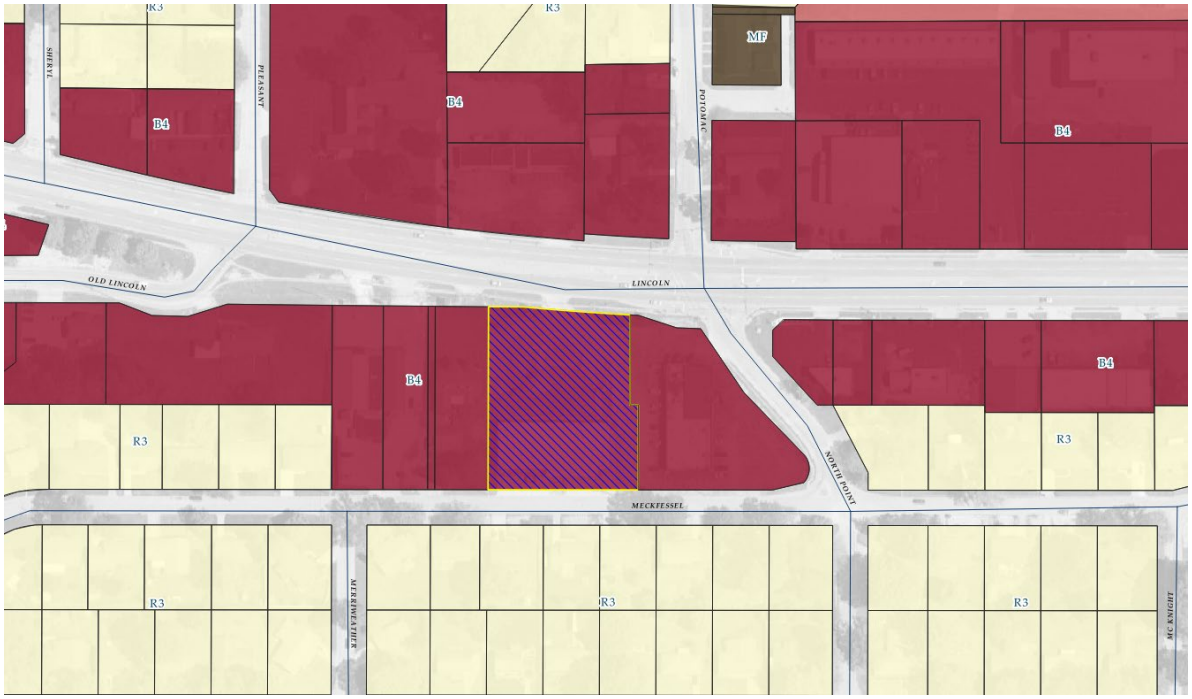
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B4 – Retail Business;

South: R3 –Single Family Residential;

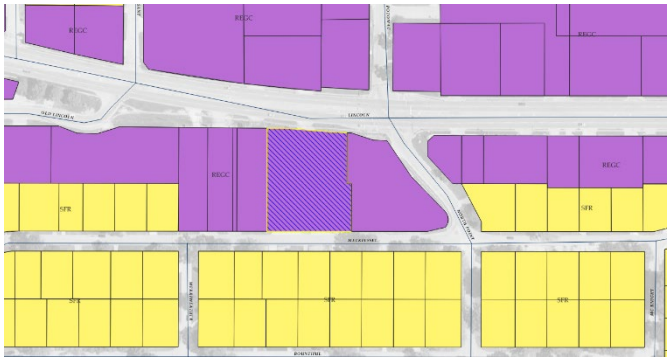
West: B4 – Retail Business;

East: B4 – Retail Business.

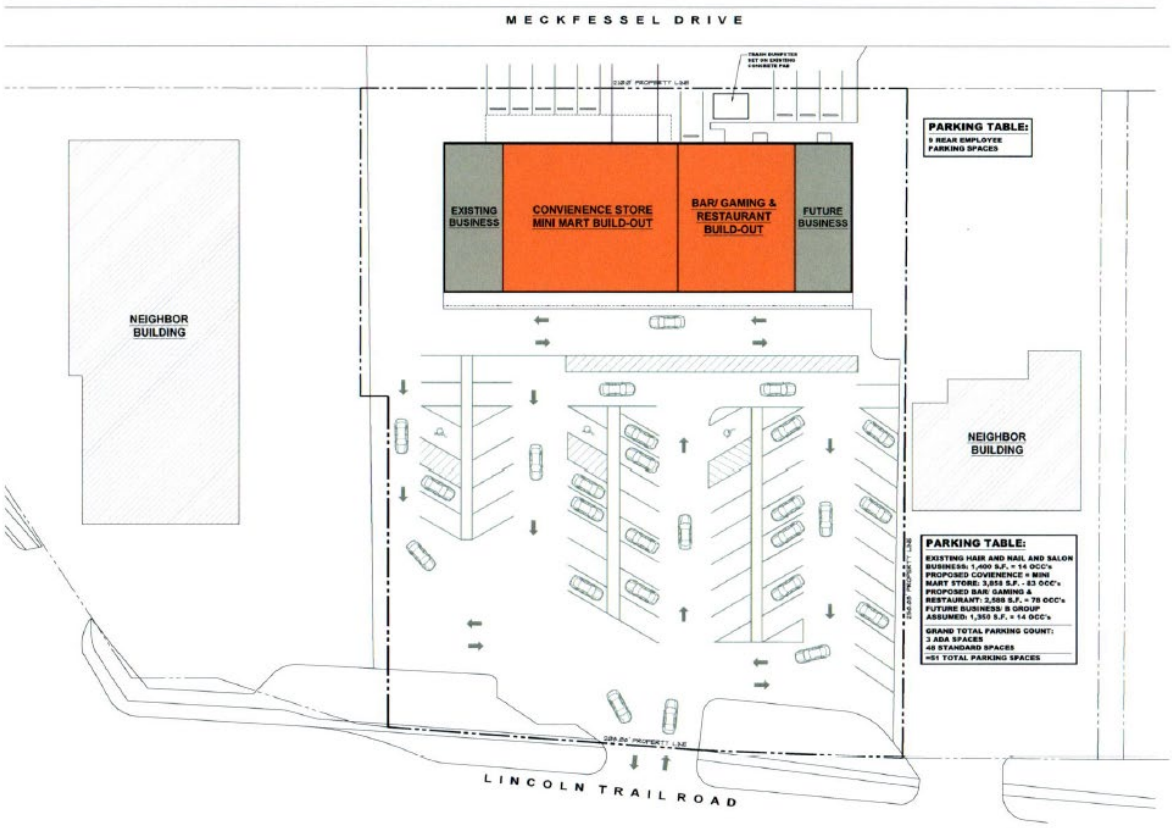


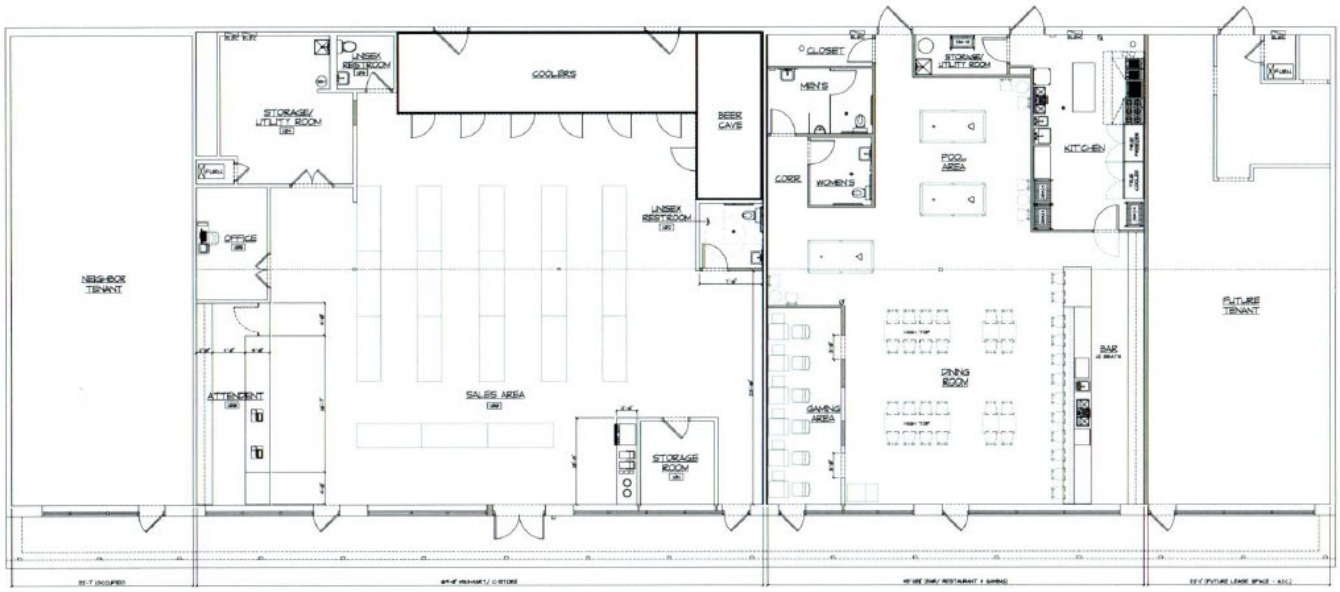
Future Land Use: Site and Surrounding Areas

The Fairview Heights Comprehensive Plan Future Land Use Map identifies the subject site as Regional Commerical. 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"
NORTH

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

RETURN TO AGENDA

APPLICATION FOR SPECIAL USE PERMIT

FAIRVIEW HEIGHTS

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: 08/07/26	CASE NUMBER ASSIGNED: PC 09-26
RESUBMITTALS RECEIVED/DATE:	APPLICATION FEES PAID (*$150 + $25 per acre above one acre*): $150
ZONING DISTRICT: B4 - Retail Business	DATE PUBLIC NOTICE SIGN POSTED: 08/24/26
DATE SET FOR HEARING: 09/08/26	NEWSPAPER NAME AND PUBLICATION DATE: Herald Publications 08/27
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 09/08/_____ ☐ Community Committee_____/_____ ☐ City Council_____/_____
DATE OF MEETING: 09/08/26	RESOLUTION NUMBER: *(Maintain copy with LUD file)*

Special Use Permits are reviewed by the City's Planning Commission, Community Committee and City Council. City Council has the final decision on the application. Representation is required at these meetings.

Applicants are encouraged to schedule a pre-application conference with the Director of Land Use and Development prior to submittal. The application will be processed and scheduled for Plan Commission consideration after it is deemed complete.

Applicants ***are responsible for the following:***

1. Two hard copies and one electronic version of the completed application and submittal requirements. The application deadline to the Department of Land Use and Development is at least thirty-six (36) days prior to the Plan Commission meeting.
2. Application fees.

RETURN TO AGENDA

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

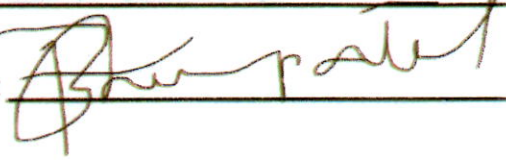
AUTHORIZATION

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:  Date: 8/7/26
Printed Name:

RETURN TO AGENDA

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

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

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

2. Narrative- statement describing the proposed project, estimated development schedule, economic viability of the project, extent of grading, anticipated traffic, impact upon community, and other information considered relevant to the project.

3. Photographs- aerial and/or ground-level photographs of the site

4. 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

RETURN TO AGENDA

NICKAS
ARCHITECTURE, LLC
432 MICAHS WAY COLUMBIA, ILLINOIS 62236
PH: 618 531 9197 • WEB: www.nickasarchitect.com
EMAIL: brian.nickas@nickasarchitect.com
STATE OF IL DESIGN FIRM No. 184.007832.0001

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:

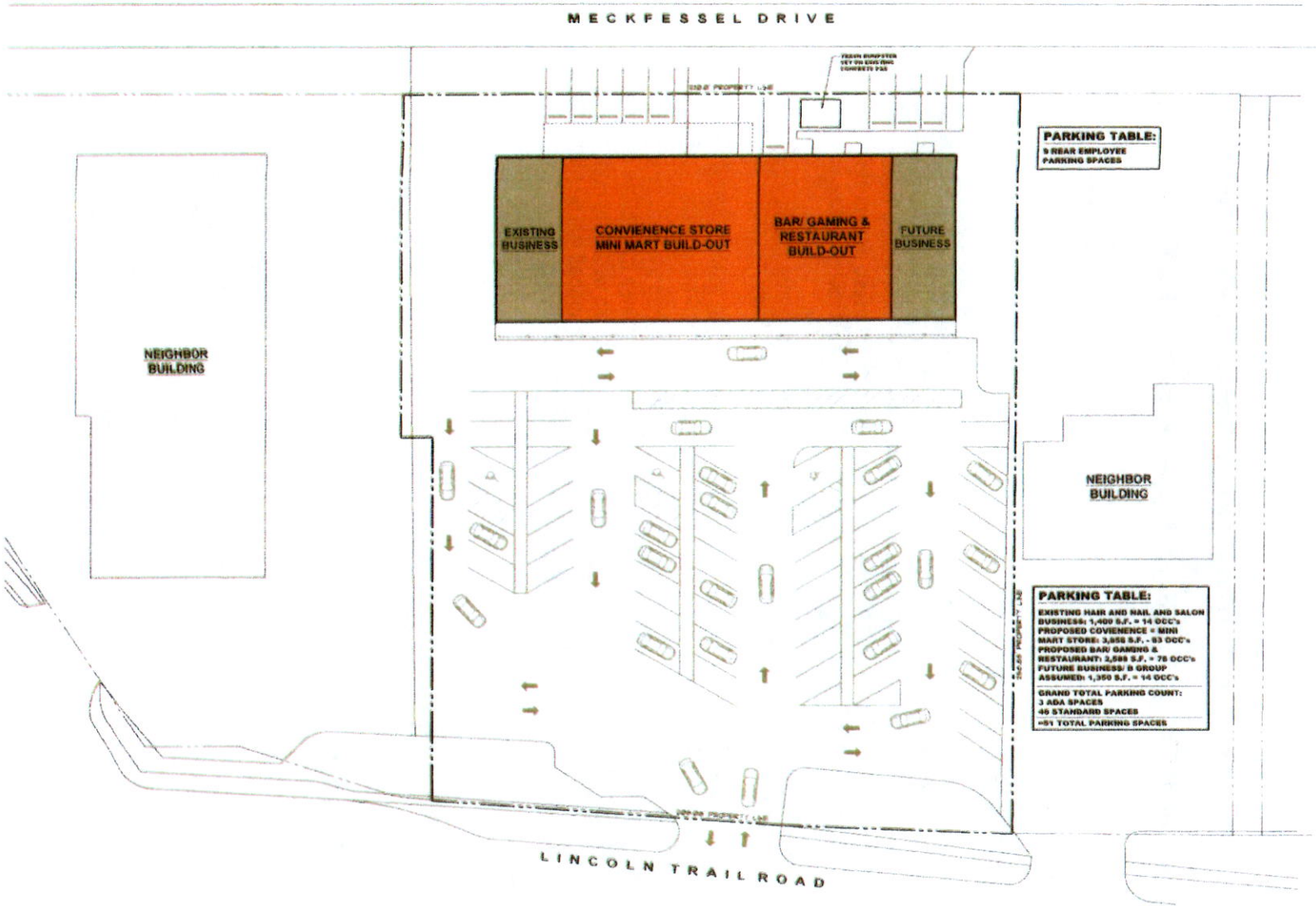
We are going in for interior build-out lease spaces for the building Bobby Patel owns with him running and operating both businesses. The existing building was constructed in the 90's and no exterior work (minus signage) is planned at this time. The owner may give a facelift to the exterior down the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

RETURN TO AGENDA



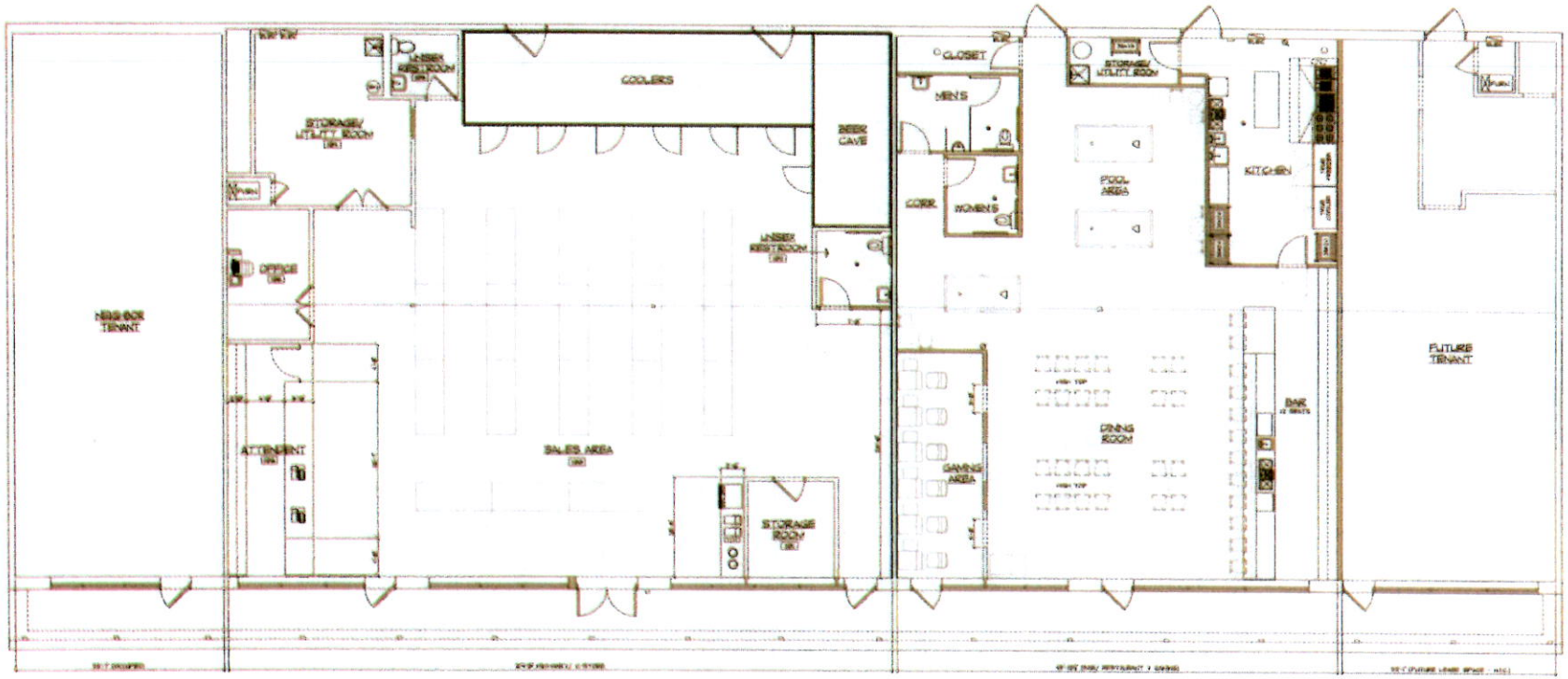
CONVIENENCE - MINI MART &
BAR/ GAMING RESTAURANT BUILD-OUTS

OWNER: BOBBY PATEL
10218 LINCOLN TRAIL ROAD - SUITES 2 THRU 6
FAIRVIEW HEIGHTS, ILLINOIS 62208
OCTOBER 9, 2025

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

NICKAS ARCHITECTURE, LLC

RETURN TO AGENDA



FLOOR PLAN

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

NORTH

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

OWNER: BOBBY PATEL
10218 LINCOLN TRAIL ROAD - SUITES 2 THRU 6
FAIRVIEW HEIGHTS, ILLINOIS 62208
OCTOBER 9, 2025

NICKAS ARCHITECTURE, LLC

RETURN TO AGENDA

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

RETURN TO AGENDA

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.

RETURN TO AGENDA

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

RETURN TO AGENDA

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.*

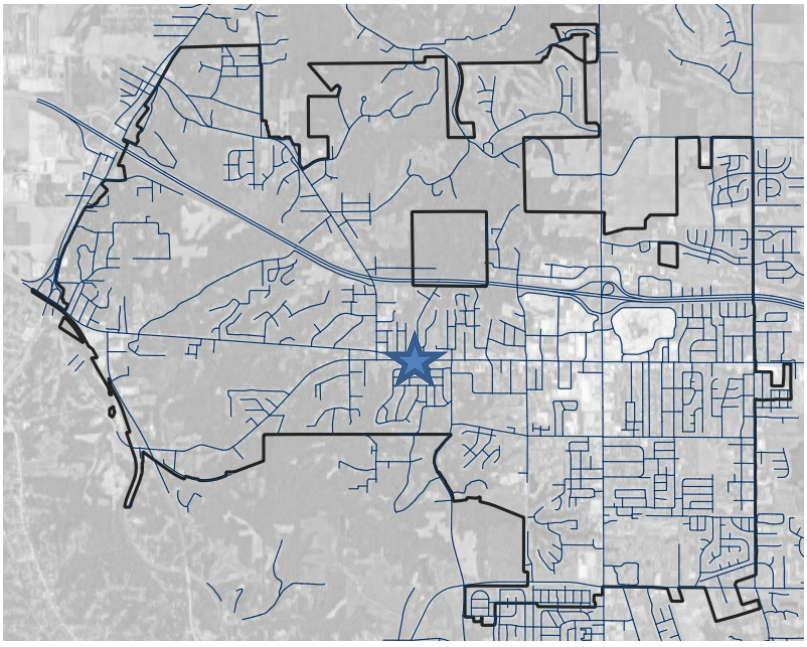
APPLICANT NAME: Brian Nickas

MEETING DATE: September 8, 2026

ZONING: B4 – Retail Business

PLANNING COMMISION 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.

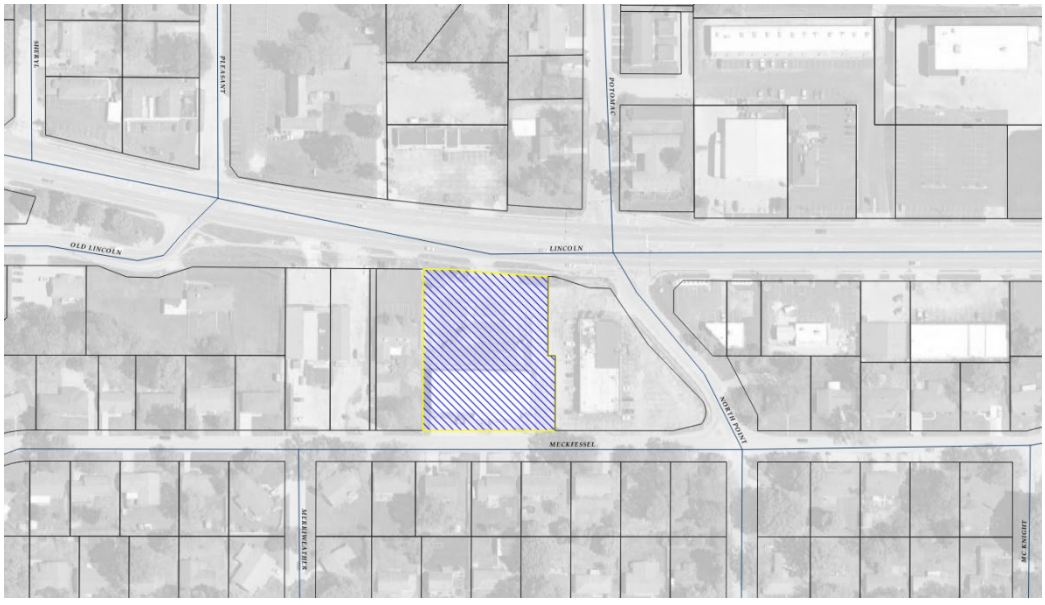
The subject property is located at 10218 Lincoln Trail, and is zoned B-4 – Retail Business. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. The tavern use is permitted; however, a Special Use Permit is required.

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

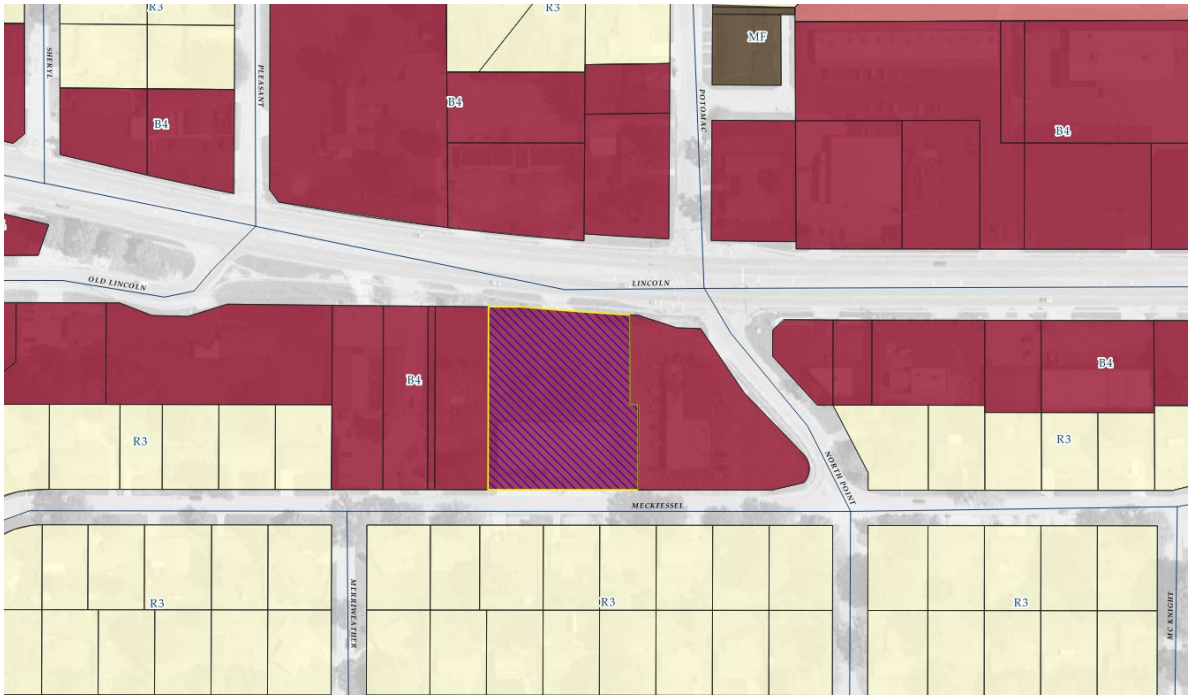
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B4 – Retail Business;

South: R3 –Single Family Residential;

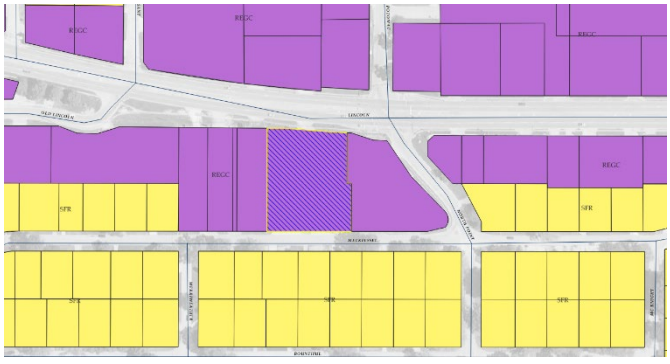
West: B4 – Retail Business;

East: B4 – Retail Business.

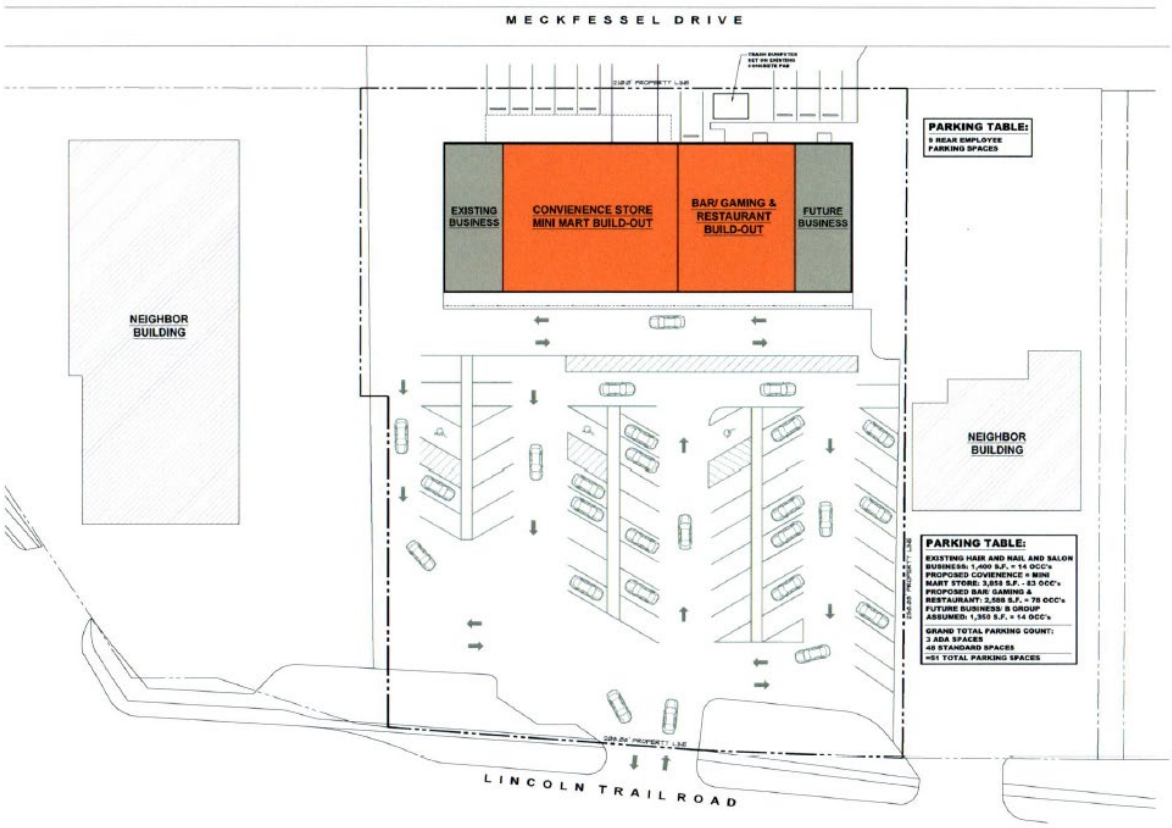


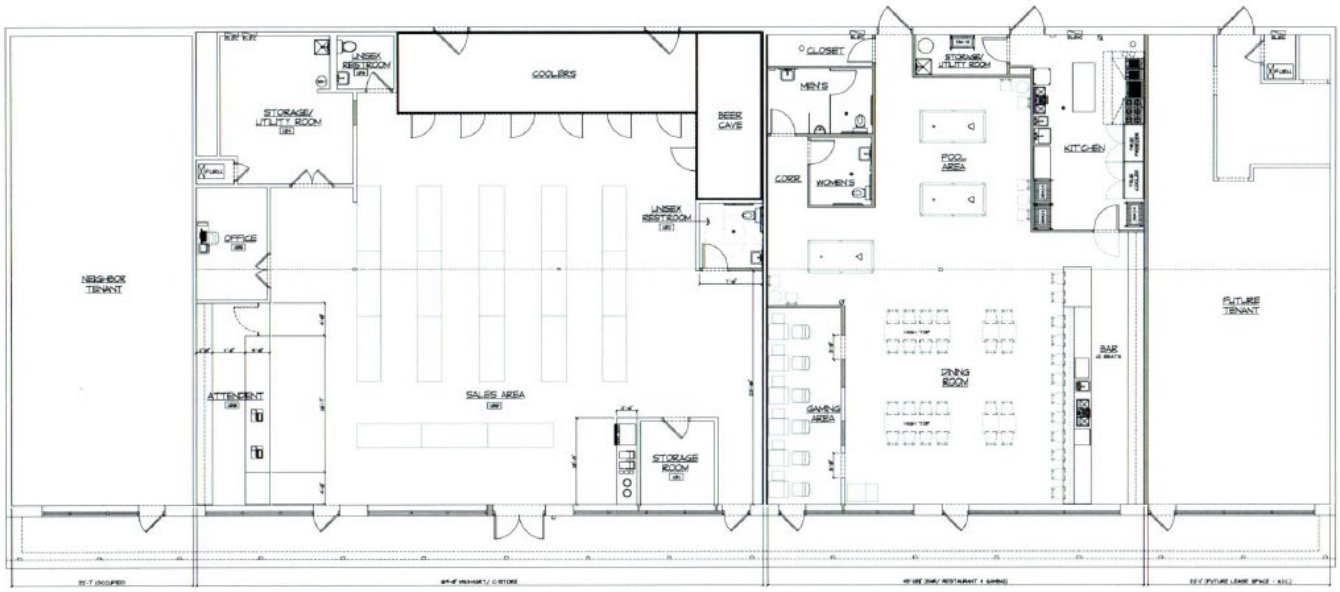
Future Land Use: Site and Surrounding Areas

The Fairview Heights Comprehensive Plan Future Land Use Map identifies the subject site as Regional Commerical. 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"
NORTH

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

The Land Use and Economic Development Department has reviewed the Special Use Permit application (PC 08-26) 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.

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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

RETURN TO AGENDA

APPLICATION FOR SPECIAL USE PERMIT

FAIRVIEW HEIGHTS

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: 08/07/26	CASE NUMBER ASSIGNED: PC 08-26
RESUBMITTALS RECEIVED/DATE:	APPLICATION FEES PAID (*$150 + $25 per acre above one acre*): $150
ZONING DISTRICT: B4 - Retail Business	DATE PUBLIC NOTICE SIGN POSTED: 08/24/26
DATE SET FOR HEARING: 09/08/26	NEWSPAPER NAME AND PUBLICATION DATE: Herald Publications 08/27
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 09/08/_____ ☐ Community Committee_____/_____ ☐ City Council_____/_____
DATE OF MEETING: 09/08/26	RESOLUTION NUMBER: *(Maintain copy with LUD file)*

Special Use Permits are reviewed by the City's Planning Commission, Community Committee and City Council. City Council has the final decision on the application. Representation is required at these meetings.

Applicants are encouraged to schedule a pre-application conference with the Director of Land Use and Development prior to submittal. The application will be processed and scheduled for Plan Commission consideration after it is deemed complete.

Applicants ***are responsible for the following:***

1. Two hard copies and one electronic version of the completed application and submittal requirements. The application deadline to the Department of Land Use and Development is at least thirty-six (36) days prior to the Plan Commission meeting.
2. Application fees.

RETURN TO AGENDA

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

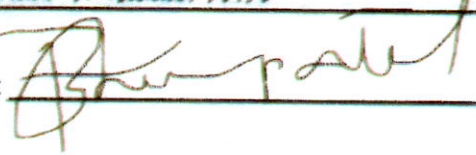
AUTHORIZATION

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:  Date: 8/7/26
Printed Name:

RETURN TO AGENDA

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

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

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

2. Narrative- statement describing the proposed project, estimated development schedule, economic viability of the project, extent of grading, anticipated traffic, impact upon community, and other information considered relevant to the project.

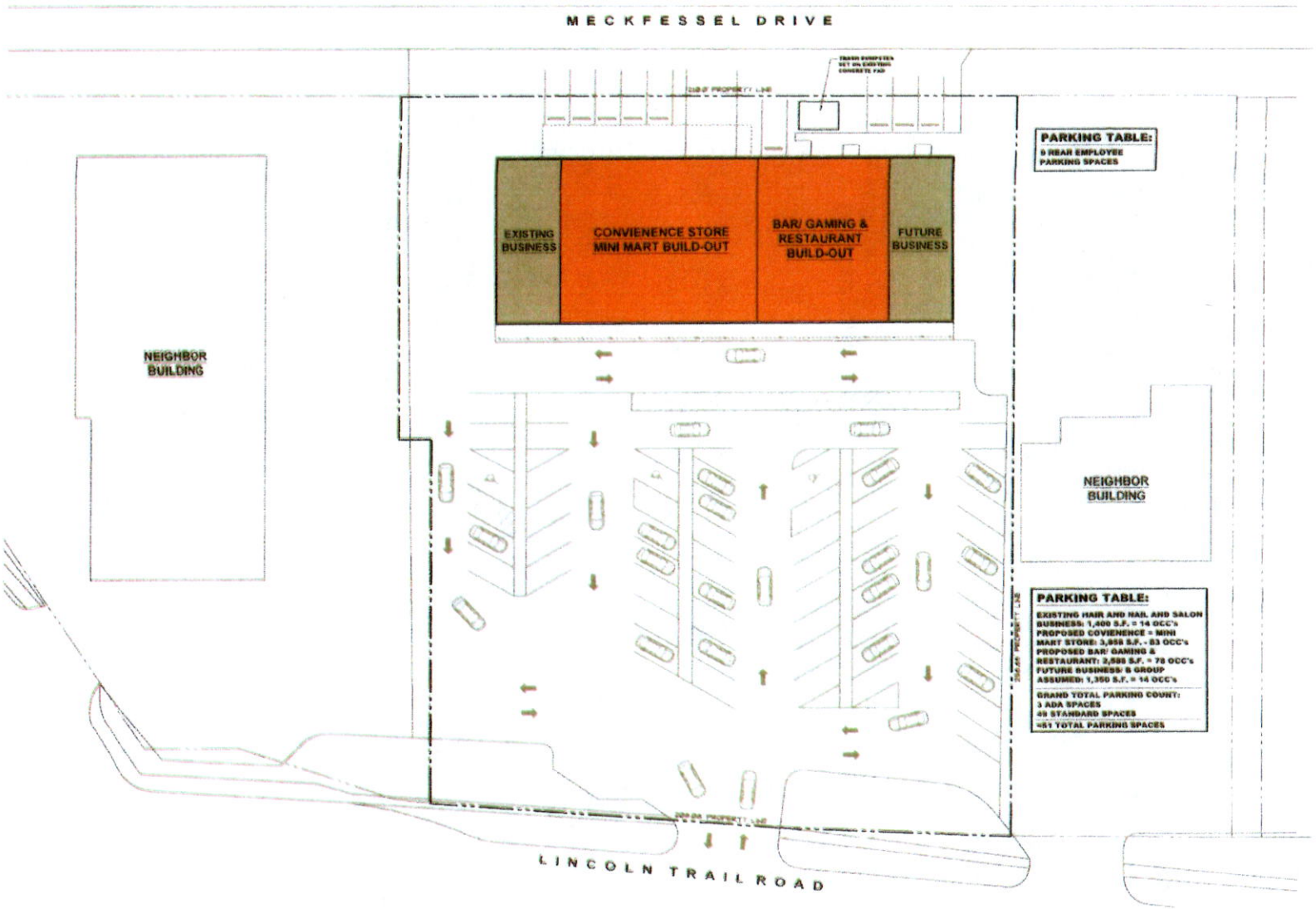
3. Photographs- aerial and/or ground-level photographs of the site

4. 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

RETURN TO AGENDA



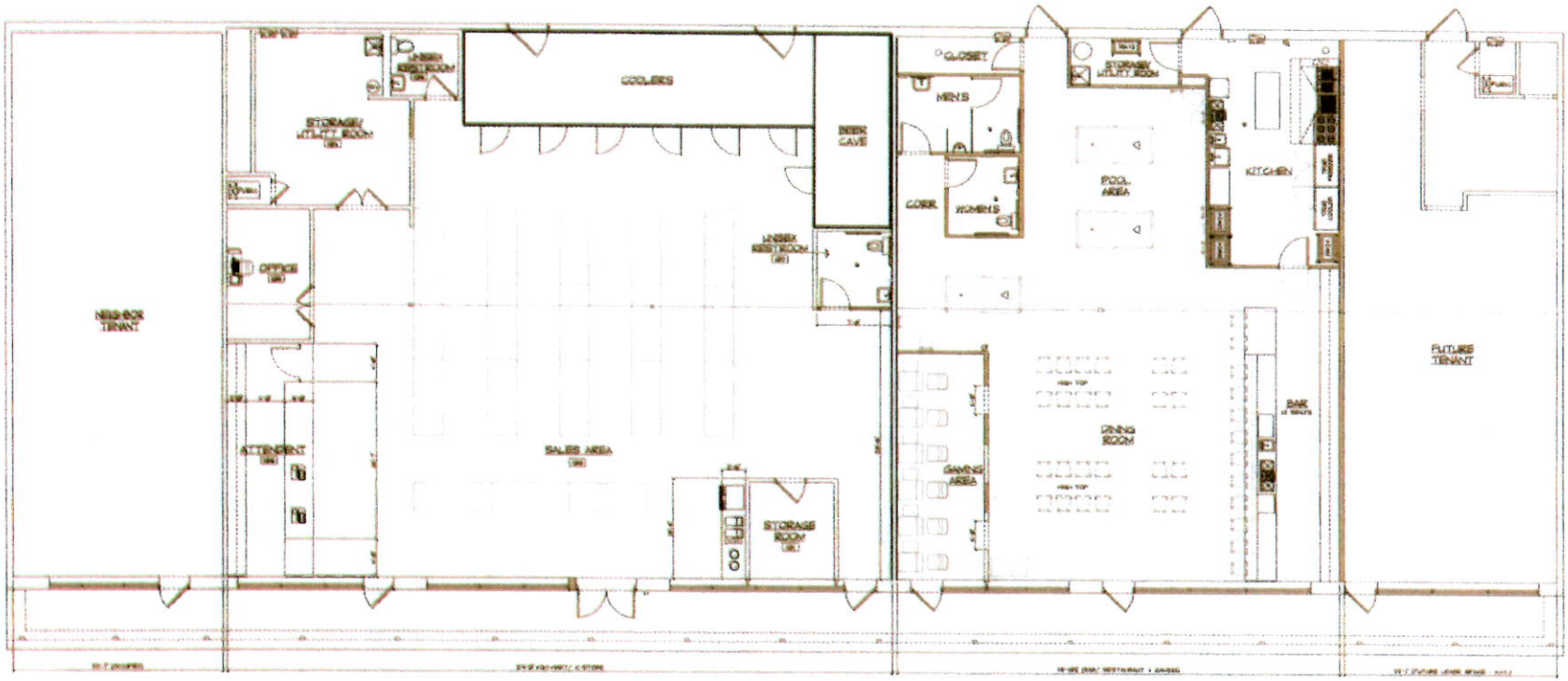
CONVIENENCE - MINI MART &
BAR/ GAMING RESTAURANT BUILD-OUTS

OWNER: BOBBY PATEL
10218 LINCOLN TRAIL ROAD - SUITES 2 THRU 6
FAIRVIEW HEIGHTS, ILLINOIS 62208
OCTOBER 9, 2025

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

NICKAS ARCHITECTURE, LLC

RETURN TO AGENDA



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

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

OWNER: BOBBY PATEL
10218 LINCOLN TRAIL ROAD - SUITES 2 THRU 6
FAIRVIEW HEIGHTS, ILLINOIS 62208
OCTOBER 9, 2025

NICKAS ARCHITECTURE, LLC

RETURN TO AGENDA

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

RETURN TO AGENDA

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

RESOLUTION PC 10-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A SPECIAL USE PERMIT FOR A FENCE AND DECK DEPOT, LOCATED AT 5515 OLD COLLINSVILLE RD

WHERE AS, Sean Nesbit, hereinafter referred to as the "Applicant," applied for a Special Use Permit for a fence and deck depot at parcel number 03-34.0-209-001, 03-34.0-209-002, 03-34.0-209-003, 03-34.0-209-004; commonly known as 5515 Old Collinsville Rd; and

WHEREAS, the Fairview Heights Development Code requires that an outdoor storage area or lumber yard in the B3 – Community Business District be approved as a special use;

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

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on October 13,2026, and that said public hearing was properly advertised, both of which are incorporated by reference.

2. That the subject property is zoned B3- Community Business.

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.

RETURN TO AGENDA

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

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

And the following voted against the same:

And the following abstained:

And the following were absent: Janice Petroff, Bill Hopkins, Sunyatta McDermott

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 13th day of October, 2026.

Pat Herrington

Planning Commission Chairman (Pro Tempore)

ATTEST:

Dallas Alley

Land Use Director

RETURN TO AGENDA

DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC 10-26

REQUEST: Special Use Permit for a fence and deck retailer and installer located at 5515 Old Collinsville Road, Fairview Heights. Also identified by St. Clair County PIN(s) 03-34.0-209-001, 03-34.0-209-002 03-34.0-209-003, 03-34.0-209-004. *VOTE REQUESTED.*

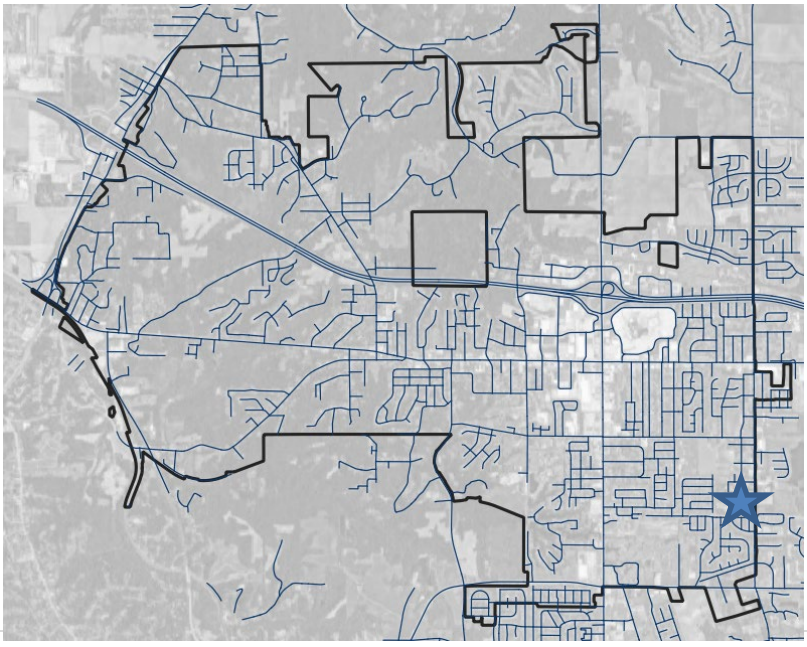
APPLICANT NAME: Sean Nesbit – Fence and Deck Depot

MEETING DATE: October 13, 2026

ZONING: B3 – Community Business

PLANNING COMMISION 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 fence and deck retailer and installer

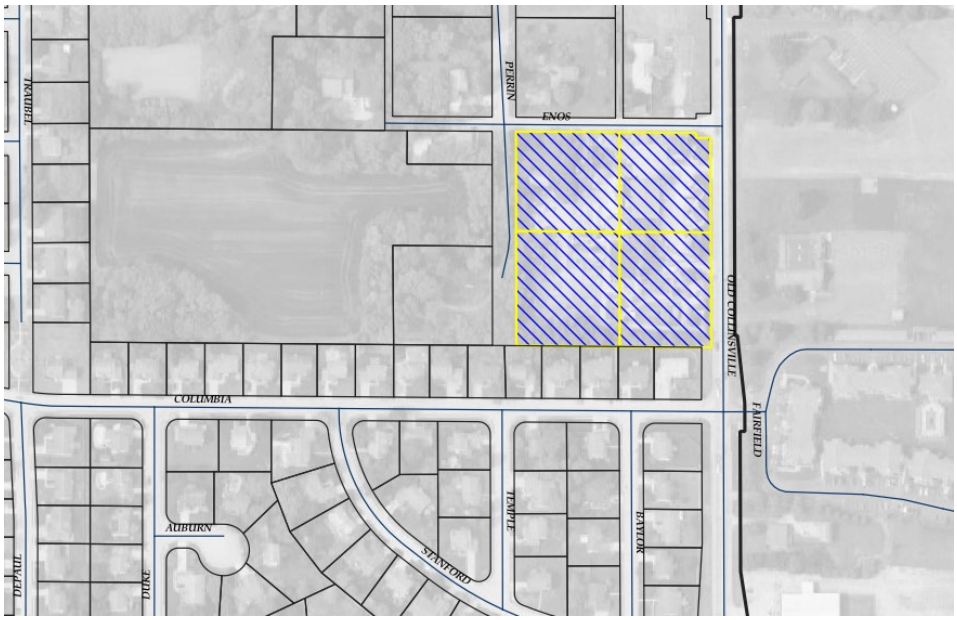
The subject property is located at 5515 Old Collinsville Road, and is zoned B-3 – Community Business. This zoning district is intended for a variety of commercial uses such as retail, office, and restaurant uses. The retail fence and deck establishment use is permitted as a special use; which requires a Special Use Permit.

2. DISCUSSION

Context

The subject site is located in the eastern portion of the city, north of Frank Scott Parkway, and along Old Collinsville Road. It is comprised of four parcels.

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



Zoning: Site and Surrounding Areas

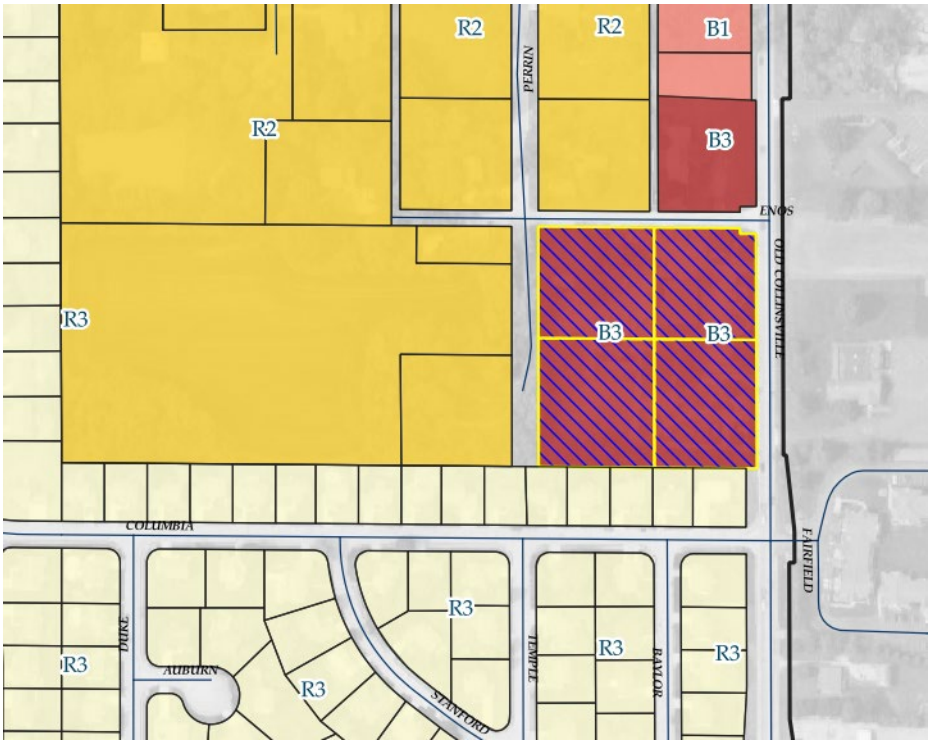
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B3 and R2 – Community Business and Single Family Residential;

South: R3 – Single Family Residential;

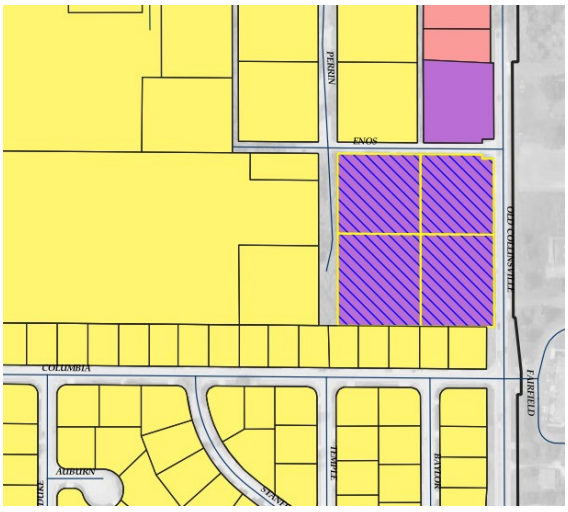
West: R2 – Single Family Residential

East: Outside the City Limits

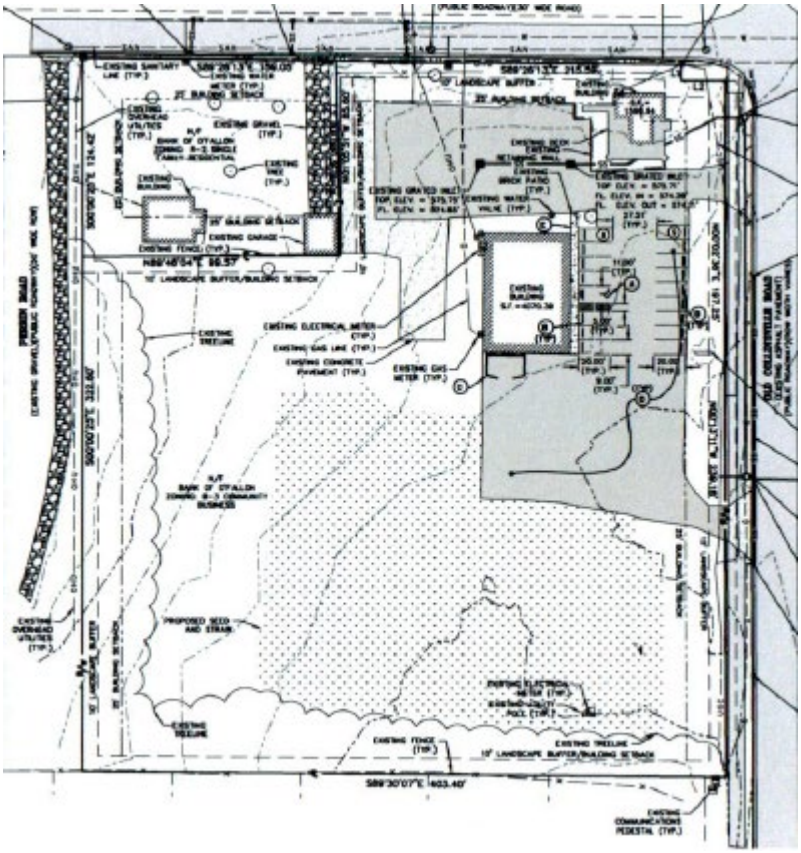


Future Land Use: Site and Surrounding Areas

The Fairview Heights Comprehensive Plan Future Land Use Map identifies the subject site as Corridor Commerical, which comprise linear retail areas along priamry roadways and serve the needs of the larger Fairview Heights community as well as passing motorists. The proposed use does conform with the Fairview Heights Comprehensive Plan Future Land Use Map.



Site Plan



I. **Analysis: Site Development**

The applicant is seeking approval for the operation of a retail fence and deck establishment. 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 retail deck and fence establishment is permitted in the B3 Community Business District as a special use.

b) Performance standards. (Performance standards regulate the intensity of land use to prevent adverse impact on abutting and nearby properties.)
The premises shall be maintained in good condition, free from trash and debris.

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

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

(c) Height limitations.
The building height meets the height requirements for B-3.

(d) Minimum yard requirements.
The proposed site plan meets minimum yard requirements

(e) Off-street parking and loading requirements
The existing parking and loading configuration is satisfactory to the zoning administrator.

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

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

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

(i) Trust funds, impact fees, surcharges and connection fees.
The applicant will pay all applicable fees and meet all permitting requirements of any utility or other jurisdictional unit.

(j) Rights of way dedication and road improvements.
n/a

Exhibits

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

RETURN TO AGENDA

APPLICATION FOR SPECIAL USE PERMIT

09/08/16 DATE APPLICATION RECEIVED BY LUD

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

OFFICE USE ONLY	
DATE APPLICATION DEEMED COMPLETE:	CASE NUMBER ASSIGNED: PC 10-16
RESUBMITTALS RECEIVED/DATE:	APPLICATION FEES PAID (*$150 + $25 per acre above one acre, + $50 Publication fee*): 300.75
ZONING DISTRICT: B3 - Community Business	DATE PUBLIC NOTICE SIGN POSTED BY STAFF:
DATE SET FOR HEARING: 10/13/16	NEWSPAPER NAME AND PUBLICATION DATE:
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 10/13 /_____ ☐ Community Committee_____/_____ ☐ City Council_____/_____
	CITY COUNCIL RESOLUTION NUMBER: *(Maintain copy with LUD file)*

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

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

dotloop signature verification: dtlp.us/mL6O-KADU-3T8W

RETURN TO AGENDA

PROJECT INFORMATION FOR SPECIAL USE PERMIT

Project Name:	Fence and Deck Depot
Project Address:	5515 Old Collinsville Road, Fairview Heights, IL
Parcel ID:	03340209003, 03340209004, 03340209002, 03340209001
Current Use of Property:	Abandoned
Project Size/Acreage:	4.13 Acres
Number of Lots:	4
Density:	0.48 Units/Acre

CONTACT INFORMATION FOR SPECIAL USE PERMIT

Property Owner(s):	Bank of O'Fallon
Mailing Address:	901 S Lincoln AV, O'Fallon IL
Phone:	618-632-3595
E-Mail:	information@bankofallon.com mwarchol@bankofallon.com

Applicant/agent:	Sean Nesbit
Relationship to owner:	Prospective Property Purchaser
Mailing Address:	1432 South Drive, St. Charles MO
Phone:	636-441-7374
E-Mail:	snesbit@fencedepotco.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: Matt Warchol dotloop verified 09/05/26 10:32 AM CDT GLTU-MSXG-RVAF-T6LQ Date: 9/7/26
Printed Name:

Signature of Applicant: Sean Nesbit Date: 9/4/26
Printed Name:

RETURN TO AGENDA

cochraneng.com

COCHRAN

St. Louis | Kansas City | Union | Wentzville | Ozark | Osage Beach | Farmington

PROJECT NARRATIVE

The project site is located at 5515 Old Collinsville Road, Fairview Heights, IL. The proposed Fence and Deck Depot project involves the improvement and adaptive reuse of an existing developed site to accommodate office and warehouse space supporting the company's operations. The project is intended to make productive use of the existing property while providing a convenient local source for fence and deck materials and supplies.

Site improvements will primarily focus on updating the existing facilities and preparing the property for the proposed office and warehouse uses. Only minimal grading and site disturbance are anticipated, allowing the project to utilize the existing site conditions and infrastructure to the greatest extent practical.

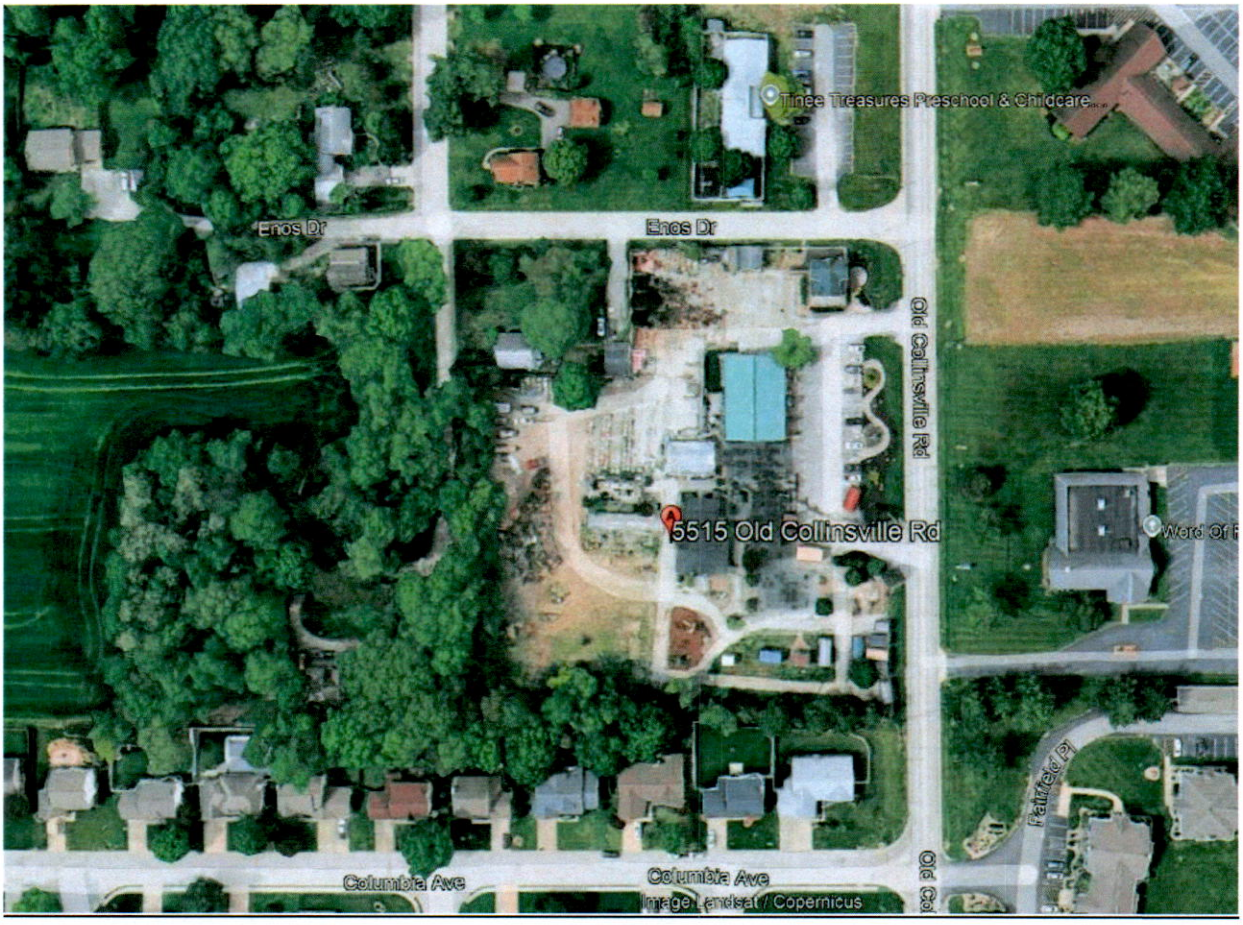
The proposed use is not anticipated to generate a significant increase in traffic or create additional impacts to the surrounding roadway network. Operations will consist primarily of office activities, warehousing, material storage, and the distribution and sale of fence and deck supplies.

The project will provide a positive contribution to the surrounding community by bringing new employment opportunities to the area and supporting continued economic activity. Fence and Deck Depot will also provide residents with convenient access to fencing and decking materials and related supplies.

Overall, the project represents a practical reinvestment in an existing developed property with limited site disturbance and minimal additional impact on surrounding infrastructure. The proposed improvements will enhance the functionality and appearance of the property while establishing a productive use that provides jobs and services to the community.

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SITE PHOTOGRAPHS



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BUFFERING PARCELS

WAGNER, PATTI - 5501 PERRIN RD, FAIRVIEW HEIGHTS IL

RUKAVINA, JON - 216 BELMONT RD COLLINSVILLE IL

HANFT, ALEX M - 5519 PERRIN RD FAIRVIEW HEIGHTS IL

BIALAS, STANISLAW - 5603 PERRIN FAIRVIEW HEIGHTS IL

FINLEY, NANETTE - 5610 PERRIN RD FAIRVIEW HEIGHTS IL

TINEE TREASURES LLC - 561 OLD COLLINSVILLE RD FAIRVIEW HEIGHTS IL

MEISE BROTHERS CONSTRUCTION IN - PO BOX 2001 FAIRVIEW HEIGHTS IL

BETHANY LUTHERAN CHURCH 5600 OLD COLLINSVILLE RD FAIRVIEW HTS IL

GATHERING PLACE CHURCH OF GOD - 5500 OLD COLLINSVILLE RD FAIRVIEW HEIGHTS IL

5400 FAIRFIELD PLACE LLC - 2015 FAIRFIELD PL O FALLON IL

EDWARDS ESAU &, WILLIAMS KIMMI - 5434 BAYLOR DR FAIRVIEW HEIGHTS IL

WILLIAMS, KATIE D - 5428 BAYLOR DR FAIRVIEW HEIGHTS IL

DOWD, MATTHEW R & KINJII Q - 5431 BAYLOR DR FAIRVIEW HEIGHTS IL

SONTHEIMER, MICHAEL - 5425 BAYLOR DR FAIRVIEW HTS IL

STEPHENS, GERALD G & EILEEN V - 5432 TEMPLE DR FAIRVIEW HEIGHTS IL

EISERLE, JOYCE T - 5426 TEMPLE DR FAIRVIEW HEIGHTS IL

GARRETT, KRISTIN N - 5431 TEMPLE DR FAIRVIEW HEIGHTS IL

RAMOS, JOSHUA R & JENNA M - 5425 TEMPLE DR FAIRVIEW HEIGHTS IL

GREEN, MARIA - 950 COLUMBIA AV FAIRVIEW HEIGHTS IL

MYERS, KEVIN E & LORI T 943 COLUMBIA AVE FAIRVIEW HEIGHTS IL

SCHAEFER, WILLIAM ADELE & DANI - 949 COLUMBIA AVE FAIRVIEW HEIGHTS IL

ISRAELITT, MARK E - 2521 ANTIQUE BLOSSOM AV HENDERSON NV

GREEN, PATRICIA A - 961 COLUMBIA AVE FAIRVIEW HEIGHTS IL

JONES, DARRIS & ALEXANDRA - 967 COLUMBIA AV FAIRVIEW HEIGHTS IL

ALDREDGE, JOHN A IV & JO ANNE - 973 COLUMBIA AV FAIRVIEW HEIGHTS IL

KUJAWA, PAIGE L & QUINTON W - 979 COLUMBIA AV FAIRVIEW HEIGHTS IL

SMITH, ANTHONY L & DIONNE - S 985 COLUMBIA AVE FAIRVIEW HTS IL

RIGGINS, HOLLIS JR & EVERN G - PO BOX 4042 FAIRVIEW HTS IL

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LEGAL DESCRIPTION

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UNOFFICIAL COPY

E-Volmert Lawoffice, LLC

DocId:8082306
Tx:4042625

DOCUMENT PREPARED BY:
E- **RETURN TO:**
Deborah J. Volmert
Volmert Law Office, LLC
1000 Eleven South, Suite 3G
Columbia, Illinois 62236

A02832501
MICHAEL CROCKETT
RECORDER OF DEEDS
ST. CLAIR COUNTY
BELLEVILLE, IL
11/26/2024 10:28:38 AM
RHSP FEE: 18.00
STATE FEE:
COUNTY FEE:
TOTAL FEE: 55.00
PAGES: 3

IN THE CIRCUIT COURT
TWENTIETH JUDICIAL CIRCUIT
ST. CLAIR COUNTY, ILLINOIS

BANK OF O'FALLON,	)	
	)	
Plaintiff,	)	
	)	Case Number 24FC0135
vs.	)	
	)	
SCOTT'S G&L LLC, et al.,	)	
	)	
Defendants.	)	

55

FORECLOSURE SALE DEED

Pursuant to and under the authority conferred in the Order Confirming Sale entered in the above entitled case on November 21, 2024, and pursuant to 735 ILCS 5/15-1509(a), this deed, sufficient to convey title to the following-described real estate, is executed by the court-appointed selling officer that conducted the sale, and is delivered to the holder of the Certificate of Sale. The undersigned states:

1. Above appears the caption of the case and the court in which judgment was entered authorizing issuance of this deed.

2. The undersigned grantor is the court-appointed selling officer in the above entitled mortgage foreclosure case, as appointed in the Judgment of Foreclosure, and issues this deed by the authority conferred in the Order Confirming Sale.

3. All notices required by 735 ILCS 5/15-1101 et seq. have been given.

4. All redemption and reinstatement periods have expired without redemption or reinstatement having been made.

5. Said real estate is subject to all general real estate taxes, special assessments, if any, and easements and restrictions of record.

APPROVED MAPPING & PLATTING
Director
SUBJECT TO ZONING REGULATIONS

1351

3

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UNOFFICIAL COPY

6. The undersigned court-appointed selling officer, Volmert Law Office, LLC, **GRANTOR,** does hereby grant, transfer and convey to **BANK OF O'FALLON, GRANTEE,** the following-described real estate hereby releasing and waiving all rights under and arising by virtue of the Homestead Exemption laws of the State of Illinois:

Tract 1:
Lots 11 and 12 of "J. Nick Perrin's Subdivision of parts of Lots 1 and 2 of Section 34, Township 2 North, Range 8 West;" reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Plats "L" on Page 23.

Excepting that part of Lot 11 lying within Enos Road.

Excepting further that part of Lot 11 conveyed to the County of St. Clair, a municipal corporation by Warranty Deed from Emil T. Kramer dated September 21, 1987 and recorded November 30, 1987 as Document #A918525 in Book 2695 on Page 601.

Excepting further that part of Lots 11 and 12 lying within Old Collinsville Road.

Excepting further that part of Lot 12 conveyed to the County of St. Clair, by Warranty Deed from Scotts G&L LLC dated October 24, 2023 and recorded October 31, 2023 as Document #A02796366.

Excepting further that part of Lot 11 conveyed to the County of St. Clair, by Warranty Deed from Scotts G&L LLC dated October 24, 2023 and recorded October 31, 2023 as Document #A02796368.

Excepting coal, oil, gas and other minerals excepted or reserved in prior conveyances, if any.

Tract 2:
Lots 13 and 14 of "J. Nick Perrin's Additional Subdivision of parts of Lots 1 and 2 of Section 34, Township 2 North, Range 8 West", reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "O" on Page 35.

Excepting coil, oil, gas and other minerals excepted or reserved in prior conveyances, if any.

Both tracts situated in the County of St. Clair and the State of Illinois.

Parcel numbers:
03-34-0-209-001
03-34-0-209-002
03-34-0-209-003
03-34-0-209-004

RETURN TO AGENDA

UNOFFICIAL COPY

Common addresses:
5514 Perrin Road, Fairview Heights, Illinois, and
5515 Old Collinsville Road, Fairview Heights, Illinois

This transfer is exempt under Section 45(l) of the Real Estate Transfer Tax Law, 35 ILCS 200/31-45(l).

Dated this 21st day of November, 2024.

VOLMERT LAW OFFICE, LLC,
Court-appointed selling officer

By: Deborah J. Volmert
Deborah J. Volmert, Member

STATE OF ILLINOIS)
) SS
COUNTY OF MONROE)

On this 21st day of November, 2024, before me, the undersigned, a Notary Public in and for said state personally appeared Deborah J. Volmert, a member of Volmert Law Office, LLC, known to me to be a member of the limited liability company that executed the foregoing instrument, and acknowledged the foregoing instrument to be the free and voluntary act and deed of the company, by authority of its operating agreement or by resolution of its members, for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the foregoing instrument and in fact executed the foregoing instrument on behalf of the company.

IN TESTIMONY WHEREOF, I set my hand and affixed my official seal in the City or County and State aforesaid, on the day and year above written.

Jodi L. Artinger
Notary Public

OFFICIAL SEAL
JODI L ARTINGER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 3/29/26

MAIL TAX STATEMENTS TO:
Bank of O'Fallon
901 South Lincoln Avenue
P.O. Box 1626
O'Fallon, Illinois 62269

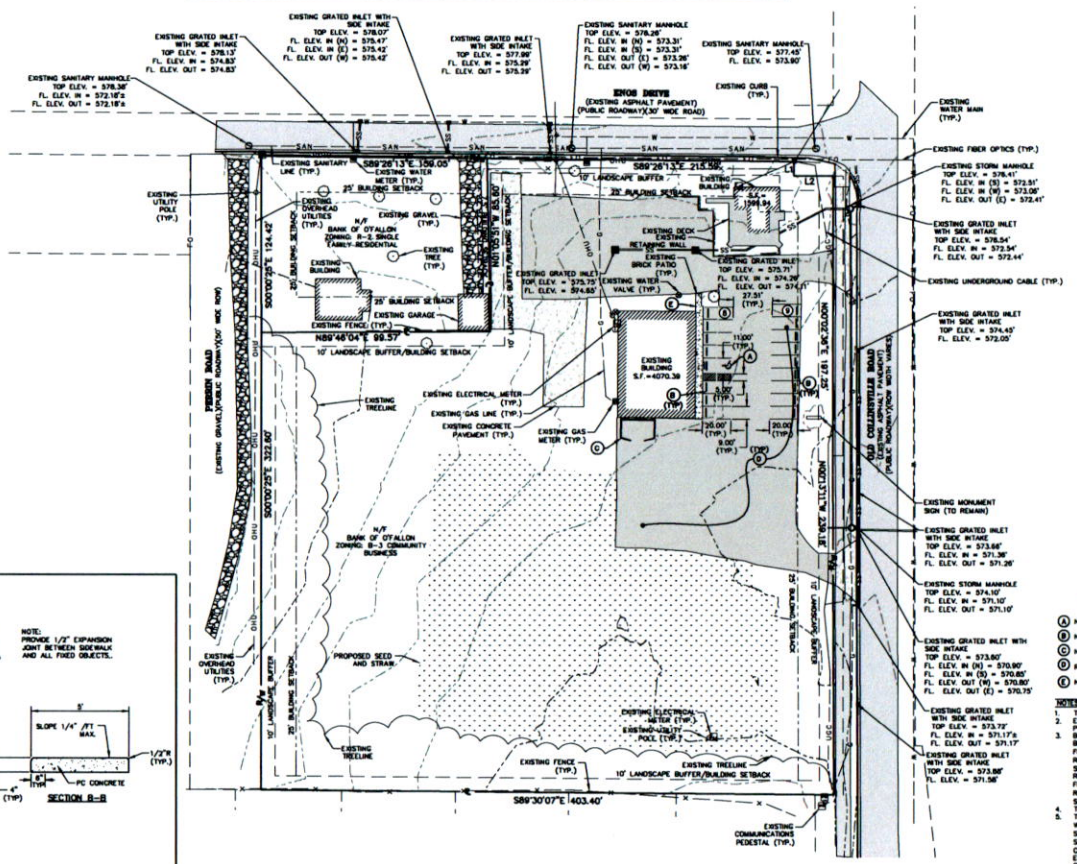
Grantee Information required by 735 ILCS 5/15-1509.5:
Bank of O'Fallon, 901 South Lincoln Avenue, P.O. Box 1626, O'Fallon, Illinois 62269
618-632-3595

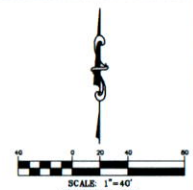
RETURN TO AGENDA

PRELIMINARY SITE PLAN



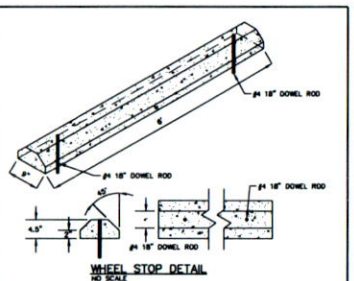
VICINITY MAP
NO SCALE



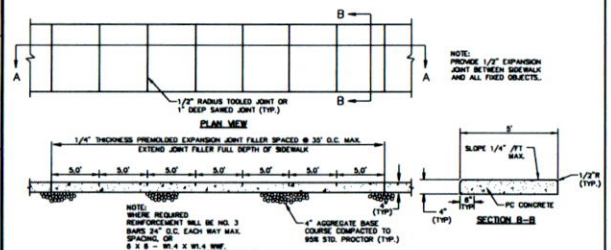


DRAWING LEGEND

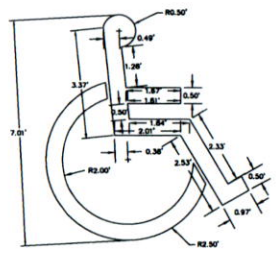
RIGHT-OF-WAY
PROPERTY LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING EASEMENT
NEW SETBACK LINE
EXISTING FENCE
EXISTING OVERHEAD UTILITIES
EXISTING WATER LINE
EXISTING STORM SEWER
EXISTING GAS LINE
EXISTING SANITARY LINE
EXISTING FIBEROPTIC CABLE
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND CABLE
EXISTING SANITARY MANHOLE
EXISTING CABLE PEDESTAL
EXISTING TELEPHONE PEDESTAL
EXISTING GAS METER
EXISTING GRATED INLET WITH SIDE INTAKE
EXISTING GRATED INLET
EXISTING STORM MANHOLE
EXISTING ELECTRIC METER
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING UTILITY POLE
EXISTING TREE
EXISTING TREELINE
EXISTING BUILDING
EXISTING ASPHALT PAVEMENT
EXISTING CONCRETE PAVEMENT
EXISTING GRAVEL
NEW SEED AND STRAW
NEW ACCESSIBLE PARKING SYMBOL



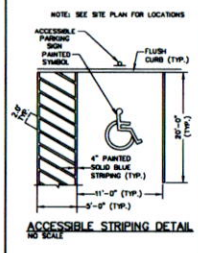
WHEEL STOP DETAIL
NO SCALE



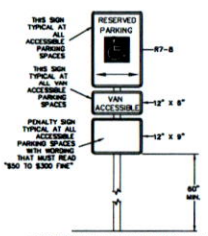
CONCRETE SIDEWALK DETAIL
NO SCALE



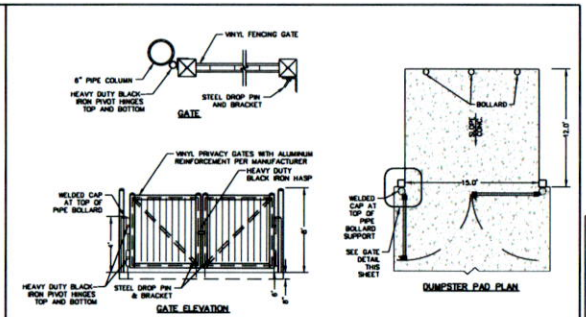
ACCESSIBLE PARKING SPACE SYMBOL DETAIL
NO SCALE



ACCESSIBLE STRIPING DETAIL
NO SCALE



ACCESSIBLE PARKING SIGN DETAIL
NO SCALE



DUMPSTER ENCLOSURE & GATE DETAIL
NO SCALE

SITE LEGEND

(A) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING. SEE DETAIL, THIS SHEET.
(B) NEW WHEEL STOPS. SEE DETAIL, THIS SHEET.
(C) NEW TRASH ENCLOSURE. SEE DETAIL, THIS SHEET.
(D) RESEALED ASPHALT.
(E) NEW CONCRETE SIDEWALK. SEE DETAIL, THIS SHEET.

NOTES:
1. TOTAL SITE ACREAGE: ±178,668 SQ. FT. OR ±4.13 ACRES
2. EXISTING ZONING: B-3 COMMUNITY BUSINESS AND R-2 SINGLE FAMILY RESIDENCE
PROPOSED ZONING: B-3 COMMUNITY BUSINESS AND R-2 SINGLE FAMILY RESIDENCE
3. BUILDING SETBACKS
B-3 COMMUNITY BUSINESS
FRONT = 25'
REAR = 20'
SIDE = 10'
R-2 SINGLE FAMILY RESIDENCE
FRONT = 25'
REAR = 25'
SIDE = 8'
4. THE SITE LAND USE SHALL BE OFFICE AND WAREHOUSE.
5. THIS SITE IS SERVED BY:
WATER – CITY OF O'FALLON
STORM SEWER – CITY OF O'FALLON/CITY OF FAIRVIEW HEIGHTS
SANITARY SEWER – CITY OF O'FALLON/CASEYVILLE TWSP
COMMUNICATIONS – AT&T/CHARTER/63 BROADBAND
ELECTRIC – AMEREN
GAS – AMEREN
FIRE – FAIRVIEW–CASEYVILLE TOWNSHIP FIRE PROTECTION DISTRICT
6. THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN, PER FIRM, FLOOD INSURANCE RATE MAP, FOR CITY OF FAIRVIEW HEIGHTS, ILLINOIS, MAP NUMBER 17163C0205D, EFFECTIVE DATE OF NOVEMBER 5, 2003. FLOOD ZONES ARE DETERMINED BY SCALING.
7. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
8. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
9. THE SITE SHALL CONFORM TO THE CITY OF FAIRVIEW HEIGHTS STANDARDS.
10. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
11. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
12. ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED WHITE LINES AND THE ADA STRIPING SHALL BE BLUE
13. LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
14. ALL MECHANICAL, HVAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY REQUIREMENTS.
15. STORMWATER SHALL BE DIRECTED TO EXISTING DISCHARGE POINTS.
16. ALL DISTURBED AREAS INTENDED FOR GRASS SHALL BE SEEDED AND STRAWED.
17. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.

PARKING REQUIREMENTS:
BUSINESS OFFICES: 3 PER 1,000 SQ. FT OF GFA
1,598.94/1,000= 1.59 * 3= 4.79
WAREHOUSE & STORAGE FACILITIES: 1 SPACE PER 1,000 SQ. FT
4,070.38/1,000= 4.07
EMPLOYEE PARKING: 1 SPACE FOR EACH ONE AND ONE-HALF EMPLOYEES.
NUMBER OF EMPLOYEES: 10
10/1.5= 6.66

TOTAL SPACES REQUIRED:	= 17 SPACES
TOTAL SPACES PROVIDED:	= 17 SPACES
ADA TOTAL SPACES REQUIRED:	= 1 SPACES
ADA TOTAL SPACES PROVIDED:	= 1 SPACES

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING – 9'x18'
ADA PARKING – 11'x20'
ADA VAN PARKING – 11'x20'
ADA ACCESSIBLE STRIPING – 5'x20'
PARKING DRIVE AISLES (TWO–WAY) – 24'-0" MIN.
PARKING DRIVE AISLES (ONE–WAY) – 14'-0" MIN.

OWNER:	DEVELOPER:
BANK OF O'FALLON 901 S LINCOLN AVE O'FALLON, IL 62269	FENCE AND DECK DEPOT 1432 SOUTH DR. ST. CHARLES, MO 63303

Belleville Office
1 Executive Drive
Fairview Heights, Illinois 62208
618-337-6326 (Tel.)
618-337-6328 (Fax)
www.cochran-engineering.com
COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• Transportation
• General Consulting
• Urban Planning
Illinois State Certificate of Authority Number: 184.005554–0002

The seal appearing on this document was authorized by Eric S. Kirchner, P.E. on 09/26/2025. Pursuant to 68 Ill. Adm. Code 1270.55(d)(5), this seal does not include any liability for the safety, adequacy, or completeness of any engineering design, calculation, specification, or other work product that is not prepared by the licensee or under the licensee's direct supervision.

ERIC S. KIRCHNER
E-2001004618

PRELIMINARY SITE PLAN
5515 OLD COLLINSVILLE RD
FAIRVIEW HEIGHTS, IL

DRAWN BY:	KNS
CHECKED BY:	ESK
DATE:	SEP 2026
SCALE:	1:40
PROJECT NO.:	M26–9619
SHEET NO.:	1 OF 2

PRELIMINARY SITE PLAN

Your Illinois One-Call System
Celebrating 45 Years!

DWG NAME: J:\2026\M26–9619 – 5515 Old Collinsville Rd, Fairview Heights IL\ENGINEERING\AUTOCAD DRAWINGS\02_ Preliminary\M26_9619_1_SITE_PLAN.dwg LAYOUT TAB: 1 OF 2 PRELIMINARY SITE PLAN PLOTTED ON: Sep 08, 2026 – 9:48am PLOTTED BY: kwilmes

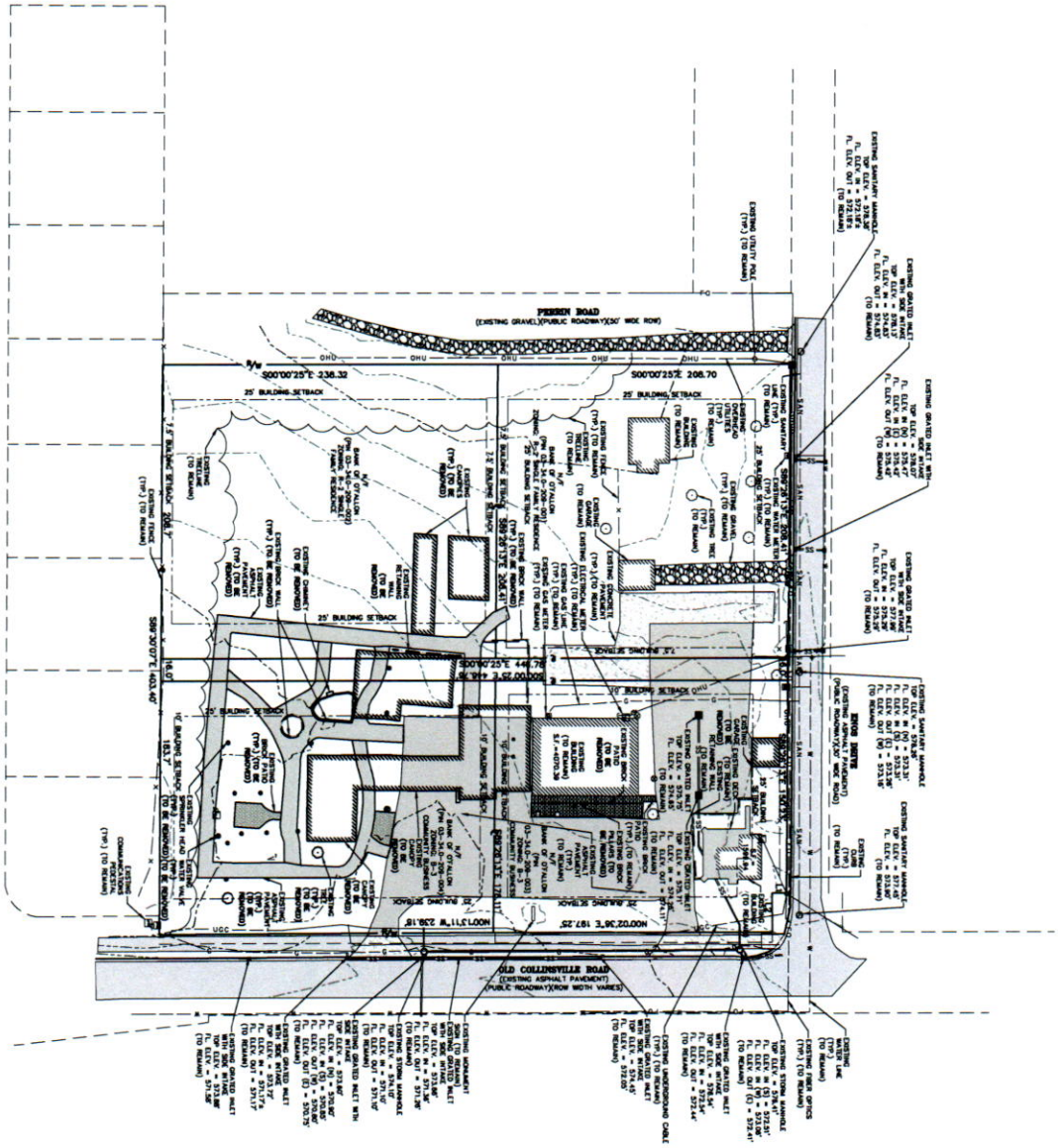
RETURN TO AGENDA

DWG NAME: J:\2026\W26-9619 - 5515 Old Collinsville Rd, Fairview Heights IL\ENGINEERING\AUTOCAD DRAWINGS\02_ Preliminary\W26_9619_2_EXISTING_CONDITIONS.dwg LAYOUT TAB: 2 OF 2 EXISTING CONDITIONS PLOTTED ON: Sep 08,

OWNER
BANK OF O'FALLON
901 S LINCOLN AVE
O'FALLON, IL 62269

DEVELOPER
FENCE AND DECK DEPOT
1412 BOOTH DR.
ST. CHARLES, MO 63303

EXISTING CONDITIONS



SCALE: 1"=20'
SEPTEMBER 2026

EXISTING CONDITIONS
2 OF 2

DATE	REVISION	APPD BY	APPD BY

DESIGN: KNS
DRAWN: ESK
CHECKED:
DATE: SEP 2026
SCALE: 1:40
PROJECT NO: W26-9619

PRELIMINARY SITE PLAN
5515 OLD COLLINSVILLE RD
FAIRVIEW HEIGHTS, IL

PE-2001024018

Two working days prior to the start of any excavation in this site, contractor shall call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

COCHRAN
North Office
8 East Main Street
Hartsville, Missouri 63335
636-332-4574 (tel.)
636-327-0760 (fax)
northmail@cochraneng.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

JULIE Your Illinois One-Call System Celebrating 45 Years!

RETURN TO AGENDA

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, October 13, 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 "B3" – Community Business zoning district for zoning amendment, also identified by St. Clair County PIN(s) 03-34.0-209-001, 03-34.0-209-002, 03-34.0-209-003, 03-34.0-209-004.

Request was made by Sean Nesbit

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

Dated this September 28.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 10-26

RETURN TO AGENDA

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

RESOLUTION PC 11-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A PRELIMINARY PLAT FOR A FENCE AND DECK DEPOT, LOCATED AT 5515 OLD COLLINSVILLE RD

WHERE AS, Sean Nesbit, hereinafter referred to as the "Applicant," applied for a Minor Subdivision Plat for a fence and deck depot at parcel number 03-34.0-209-001, 03-34.0-209-002, 03-34.0-209-003, 03-34.0-209-004; commonly known as 5515 Old Collinsville Rd; and

WHEREAS, the Fairview Heights Development Code requires that subdivision plats be approved pursuant to 14-13-26 of the Fairview Heights Code of Ordinances.

WHEREAS, the Applicant has properly applied for a Preliminary Plat 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 October 13, 2026, and that said public hearing was properly advertised, both of which are incorporated by reference.

2. That the subject property is zoned B3- Community Business and the proposed improvements comply with the subdivision requirements outlined with in the Fairview Heights Development Code.

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.

RETURN TO AGENDA

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

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

And the following voted against the same:

And the following abstained:

And the following was absent: Janice Petroff, Bill Hopkins, Sunyatta McDermott

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 13th day of October, 2026.

Pat Herrington

Planning Commission Chairman (Pro Tempore)

ATTEST:

Dallas Alley

Land Use Director

RETURN TO AGENDA

DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC 11-26

REQUEST: Preliminary Plat to create two parcels from the four parcels located at 5515 Old Collinsville Road, Fairview Heights. Also identified by St. Clair County PIN(s) 03-34.0-209-001, 03-34.0-209-002 03-34.0-209-003, 03-34.0-209-004. *VOTE REQUESTED.*

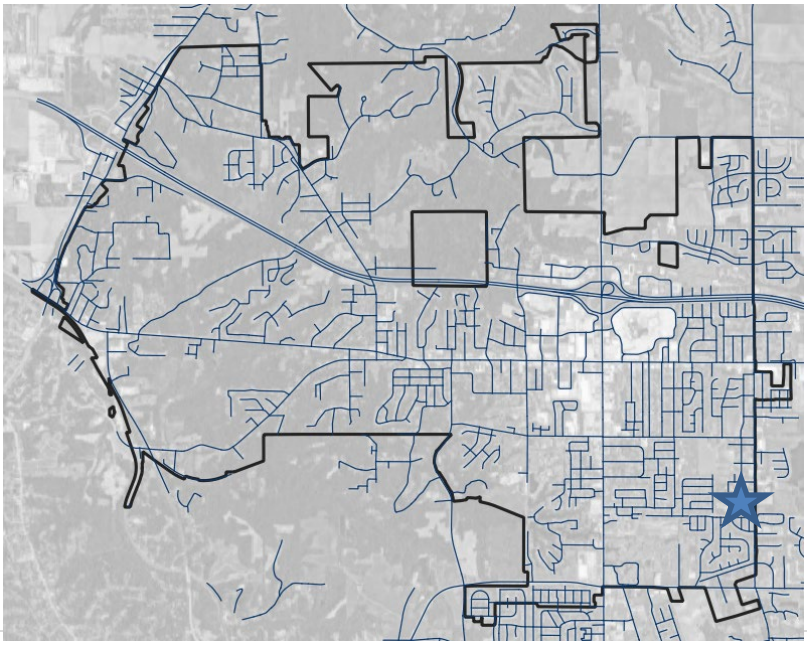
APPLICANT NAME: Sean Nesbit – Fence and Deck Depot

MEETING DATE: October 13, 2026

ZONING: B3 – Community Business

PLANNING COMMISION ACTION: Consideration of the Preliminary Plat, 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 establishes procedures for the division of land into two or more lots. A "Minor Subdivision" is the division of land into two (2), but not more than six (6) lots. The applicant is proposing to divide one lot into two, and is therefore defined as a "Minor Subdivision". Development Code Section 14-13-26: Subdivision Application, Minor Subdivision exempts minor subdivisions from the preliminary plat procedures and requirements and permits the subdivider to proceed to the final plat review process. Subdivision procedures for a final plat include administrative review, consideration by Planning Commission and final action by City Council. In considering a Final Plat, the reviewing authorities are to ensure the submittal meets the technical requirements of the Development Code. If a Final Plat meets the criteria, it shall be recommended for approval.

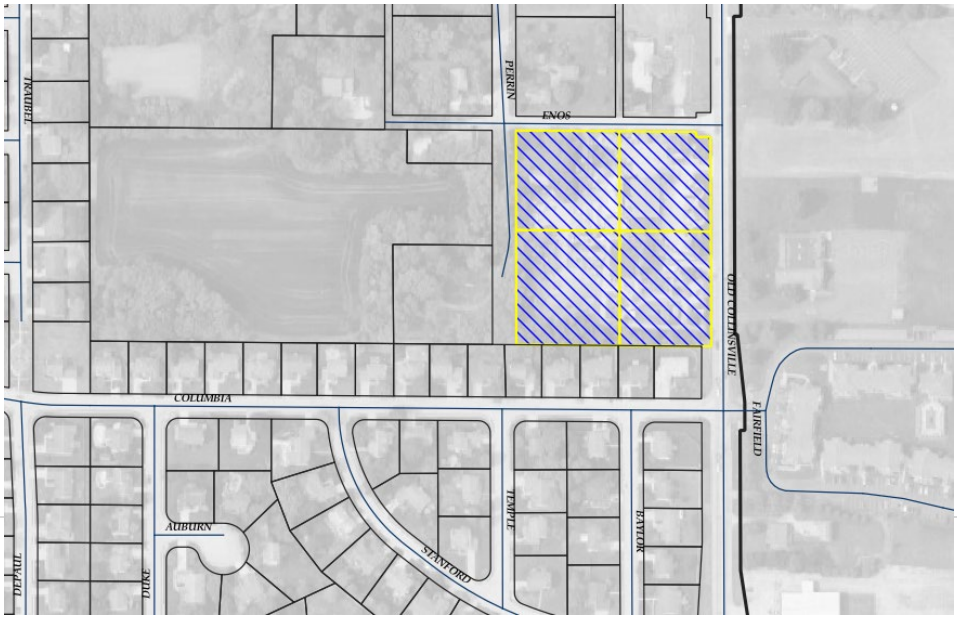
The subject property located at 5515 Old Collinsville Road is zoned B-3 Community Business. This zoning district has a minimum lot size of 20,000 sq ft. The proposed plat would create one lot being 159,909 sq ft and one lot being zoned R2 with a lot sized 19,776 sq ft. Both lots would meet the minimum acreage. Both lots meet the minimum lot width and depth requirements.

2. DISCUSSION

Context

The subject site is located in the eastern portion of the city, north of Frank Scott Parkway, and along Old Collinsville Road. It is comprised of four parcels.

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



Zoning: Site and Surrounding Areas

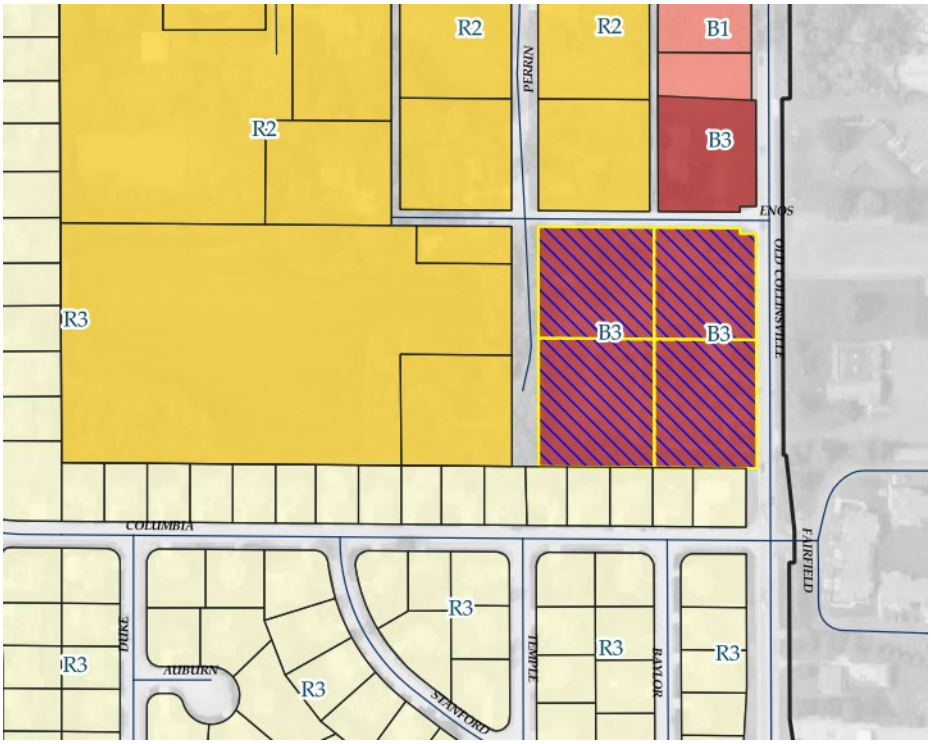
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B3 and R2 – Community Business and Single Family Residential;

South: R3 – Single Family Residential;

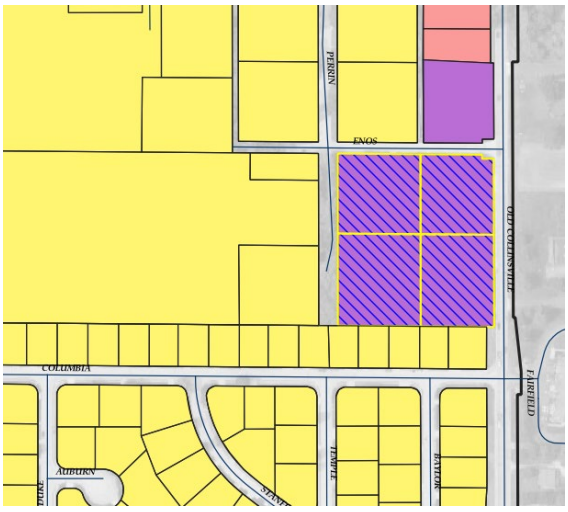
West: R2 – Single Family Residential

East: Outside the City Limits

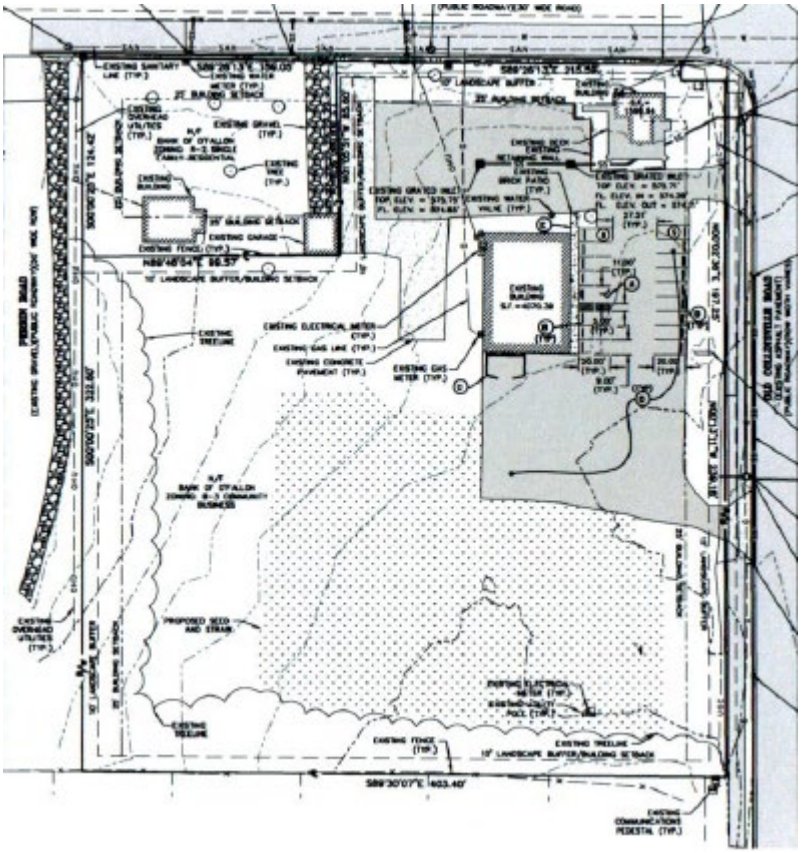


Future Land Use: Site and Surrounding Areas

The Fairview Heights Comprehensive Plan Future Land Use Map identifies the subject site as Corridor Commerical, which comprise linear retail areas along priamry roadways and serve the needs of the larger Fairview Heights community as well as passing motorists. The proposed use does conform with the Fairview Heights Comprehensive Plan Future Land Use Map.



Site Plan



The existing parcels within the subject site are comprised of four parcels of land comprising 4.125 acres. The proposed subdivision would create two lots ranging from 19,776 to 159,909 square feet. All lots meet the minimum requirements of the respective zoning district.

At issue is whether or not the proposed Final Plat meets the technical requirements of Development Code 14-13-28 Subdivision Application, Final Plat as below:

14-13-28 SUBDIVISION APPLICATION, FINAL PLAT.

A final plat to be provided by the subdivider shall meet the following specifications:

(A) The final plat may include all or only a part of the preliminary plat which has received approval.

(B) The plans of the final plat shall be drawn on new linen tracing cloth or polyester base film, with waterproof black ink to a scale not greater than one hundred feet to one inch (100' to 1"); provided that the resulting drawing would not be greater than thirty-six (36) inches square. Four (4) cloth or polyester base film positives of the final plat shall be provided to the City by the subdivider at the time of final plat application.

(C) All dimensions shall be shown in feet and decimals of a foot.

(D) All surveys for a final plat shall be made under the active and personal direction of a registered land surveyor of Illinois, and the following basic information shall be shown:

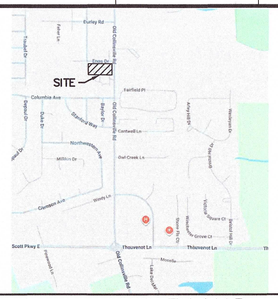
(1) Accurate boundary lines, with dimensions and bearings or angles, which provide a survey of the tract, closing with an error of closure of not more than one foot in five thousand feet (1' in 5,000').
(2) Accurate distances and directions to the nearest established quarter section corner monument. Reference corners shall be accurately described on the final plat.
(3) All elevations shall be referenced to the established datum and the said reference shall be clearly stated on any plans or drawings showing such datum, provided that bench marks are located within a reasonable distance. Where spot elevations are taken from USGS Map as the datum used for a bench mark, it shall be so shown on the plat.
(4) Accurate locations of all existing and recorded streets intersecting the boundaries of the tract, shown by heavy solid lines.
(5) Right-of-way line of streets, easements and other rights-of way and property lines and areas of lots and other tracts, with accurate dimensions, bearings and curve data, including radii, arcs and chords, points of tangency, and central angles.
(6) Name and right-of-way width for each street or other right of-way.
(7) Location, dimensions and purposes of any easement, shown by light, dashed lines.
(8) Number to identify each lot or site.
(9) Purpose for which sites, other than residential lots, are dedicated or reserved.
(10) Lot dimensions and areas of each lot and building setback lines and dimensions.
(11) Location, type, material, and size of all monuments and lot markers.
(12) Restrictions of all types which will run with the land and become covenants in the deeds for lots. Restriction lines should be shown by medium, dashed lines.
(13) Title or name of subdivision, Section, Township and Range numbers in which the subdivision is located; and north arrow, scale and date.
(14) Certification by registered Illinois Land Surveyor with registration numbers and seal affixed to all final documents of the final plat.
(15) Certificate of dedication of all public areas.
(16) Certificate that all taxes due have been paid

The proposed Minor Subdivision is in conformance with the requirements of 14-13-28.

Exhibits

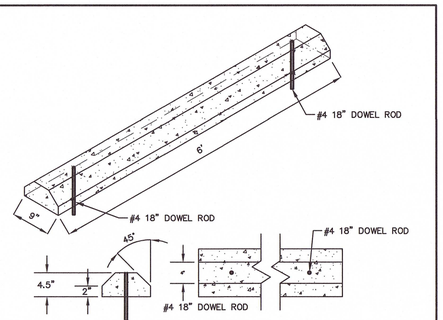
1. Applicant's Narrative and Excerpted Supporting Documents
2. Resolution and Findings of Fact
3. Public notice

PRELIMINARY SITE PLAN

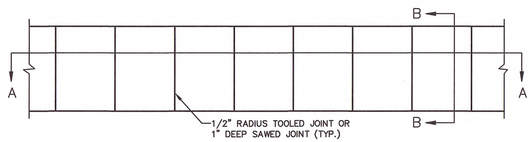


VICINITY MAP
NO SCALE

L1
S00°10'06"W 10.44'
L2
S89°56'32"W 28.08'

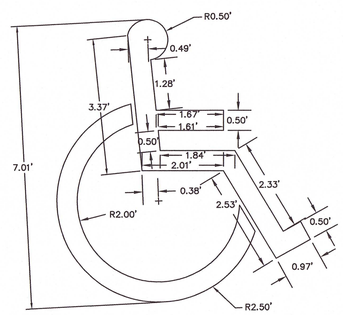


WHEEL STOP DETAIL
NO SCALE

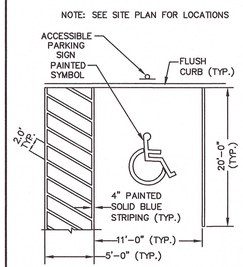


NOTE:
PROVIDE 1/2" EXPANSION
JOINT BETWEEN SIDEWALK
AND ALL FIXED OBJECTS..

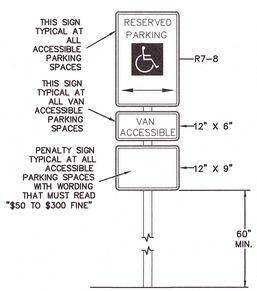
CONCRETE SIDEWALK DETAIL
NO SCALE



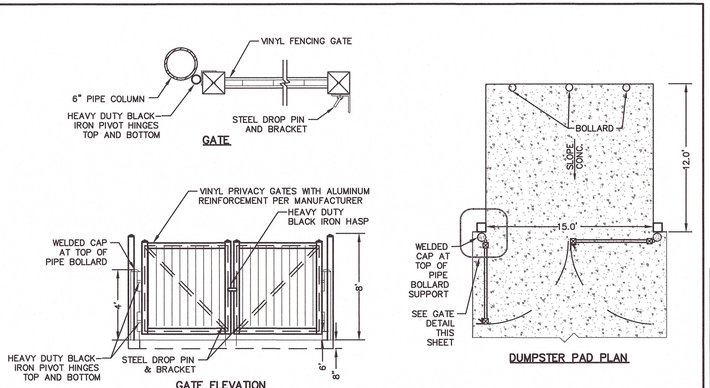
ACCESSIBLE PARKING SPACE SYMBOL DETAIL
NO SCALE



ACCESSIBLE STRIPING DETAIL
NO SCALE

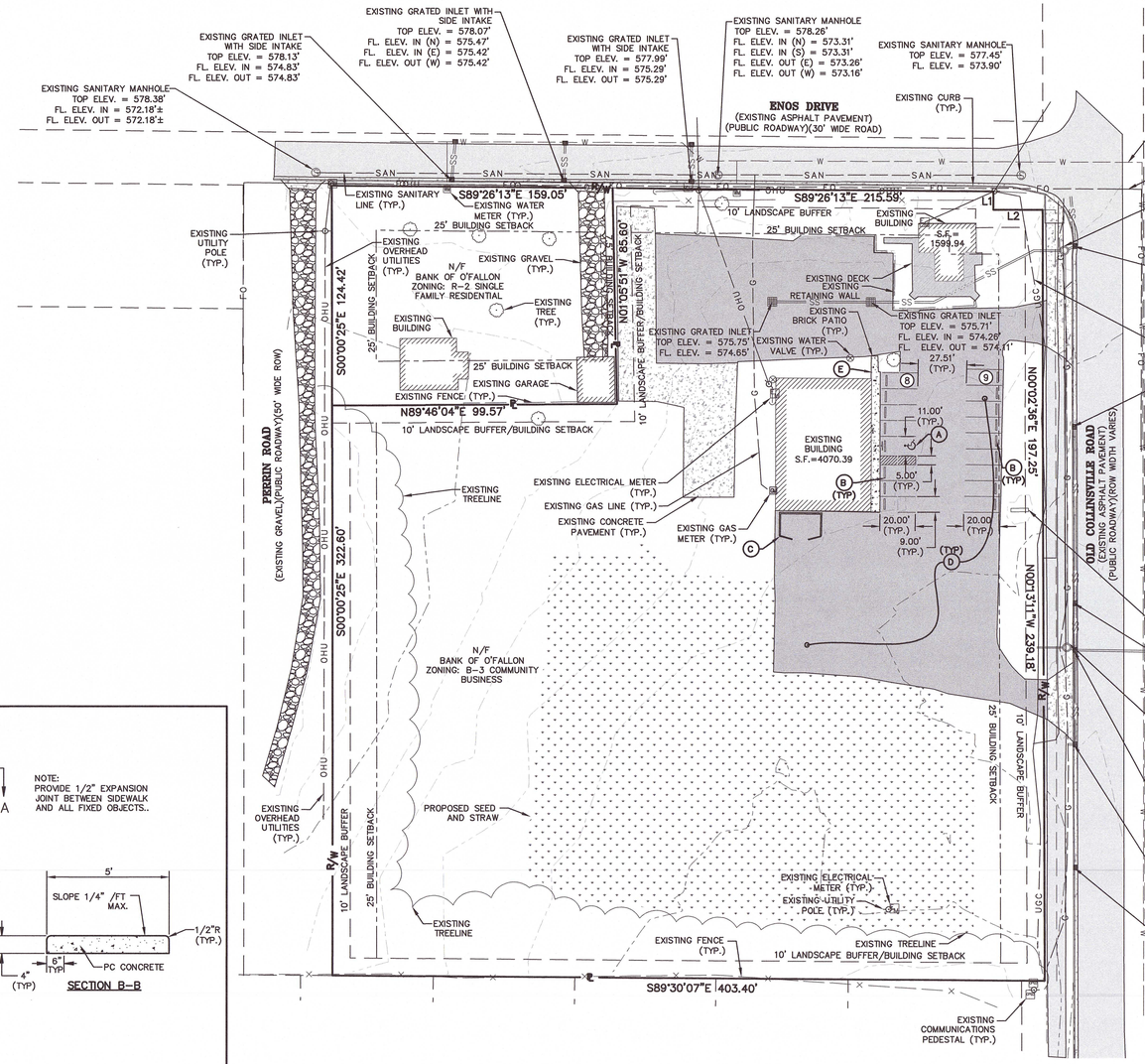


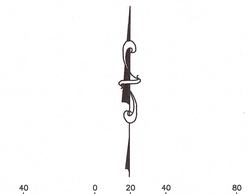
ACCESSIBLE PARKING SIGN DETAIL
NO SCALE



DUMPSTER ENCLOSURE & GATE DETAIL
NO SCALE

OWNER:	*DEVELOPER:*
BANK OF O'FALLON 901 S LINCOLN AVE O'FALLON, IL 62269	FENCE AND DECK DEPOT 1432 SOUTH DR, ST. CHARLES, MO 63303





SCALE: 1"=40'
SEPTEMBER 2026

DRAWING LEGEND

RIGHT–OF–WAY — R/W
PROPERTY LINE — ℄
EXISTING MAJOR CONTOUR — XXX
EXISTING MINOR CONTOUR
EXISTING EASEMENT
NEW SETBACK LINE
EXISTING FENCE — X
EXISTING OVERHEAD UTILITIES — OHU
EXISTING WATER LINE — W
EXISTING STORM SEWER — SS
EXISTING GAS LINE — G
EXISTING SANITARY LINE — SAN
EXISTING FIBEROPTIC CABLE — FO
EXISTING UNDERGROUND ELECTRIC — UGE
EXISTING UNDERGROUND TELEPHONE — UGT
EXISTING UNDERGROUND CABLE — UGC
EXISTING SANITARY MANHOLE
EXISTING CABLE PEDESTAL
EXISTING TELEPHONE PEDESTAL
EXISTING GAS METER
EXISTING GRATED INLET WITH SIDE INTAKE
EXISTING GRATED INLET
EXISTING STORM MANHOLE
EXISTING ELECTRIC METER
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING UTILITY POLE
EXISTING TREE
EXISTING TREELINE
EXISTING BUILDING
EXISTING ASPHALT PAVEMENT
EXISTING CONCRETE PAVEMENT
EXISTING GRAVEL
NEW SEED AND STRAW
NEW ACCESSIBLE PARKING SYMBOL

SITE LEGEND

(A) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING. SEE DETAIL, THIS SHEET.
(B) NEW WHEEL STOPS. SEE DETAIL, THIS SHEET.
(C) NEW TRASH ENCLOSURE. SEE DETAIL, THIS SHEET.
(D) RESEALED ASPHALT.
(E) NEW CONCRETE SIDEWALK. SEE DETAIL, THIS SHEET.

NOTES:
1. TOTAL SITE ACREAGE: ±179,668 SQ. FT. OR ±4.13 ACRES
2. EXISTING ZONING: B–3 COMMUNITY BUSINESS AND R–2 SINGLE FAMILY RESIDENCE
   PROPOSED ZONING: B–3 COMMUNITY BUSINESS AND R–2 SINGLE FAMILY RESIDENCE
3. BUILDING SETBACKS
   B–3 COMMUNITY BUSINESS
   FRONT – 25'
   REAR – 20'
   SIDE – 10'
   R–2 SINGLE FAMILY RESIDENCE
   FRONT – 25'
   REAR – 25'
   SIDE – 7.5'
4. THE SITE LAND USE SHALL BE OFFICE AND WAREHOUSE.
5. THIS SITE IS SERVED BY:
   WATER – CITY OF O'FALLON
   STORM SEWER – CITY OF O'FALLON/CITY OF FAIRVIEW HEIGHTS
   SANITARY SEWER – CITY OF O'FALLON/CASEYVILLE TWSP
   COMMUNICATIONS – AT&T/CHARTER/I3 BROADBAND
   ELECTRIC – AMEREN
   GAS – AMEREN
   FIRE – FAIRVIEW–CASEYVILLE TOWNSHIP FIRE PROTECTION DISTRICT
6. THIS SITE FALLS WITHIN UNSHADED "ZONE X", AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD PLAIN, PER FIRM, FLOOD INSURANCE RATE MAP, FOR CITY OF FAIRVIEW HEIGHTS, ILLINOIS, MAP NUMBER 17163C0205D, EFFECTIVE DATE OF NOVEMBER 5, 2003. FLOOD ZONES ARE DETERMINED BY SCALING.
7. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
8. ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
9. THE SITE SHALL CONFORM TO THE CITY OF FAIRVIEW HEIGHTS STANDARDS.
10. NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
11. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
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13. LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
14. ALL MECHANICAL, HVAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY REQUIREMENTS.
15. STORMWATER SHALL BE DIRECTED TO EXISTING DISCHARGE POINTS.
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17. UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.

PARKING REQUIREMENTS:
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1,599.94/1,000= 1.59 * 3= 4.79

WAREHOUSE & STORAGE FACILITIES: 1 SPACE PER 1,000 SQ. FT
4,070.39/1,000= 4.07

EMPLOYEE PARKING: 1 SPACE FOR EACH ONE AND ONE–HALF EMPLOYEES.
NUMBER OF EMPLOYEES: 10
10/1.5= 6.66

TOTAL SPACES REQUIRED:	= 17 SPACES
TOTAL SPACES PROVIDED:	= 17 SPACES
ADA TOTAL SPACES REQUIRED:	= 1 SPACES
ADA TOTAL SPACES PROVIDED:	= 1 SPACES

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING – 9'x18'
ADA PARKING – 11'x20'
ADA VAN PARKING – 11'x20'
ADA ACCESSIBLE STRIPING – 5'x20'
PARKING DRIVE AISLES (TWO–WAY) – 24'W MIN.
PARKING DRIVE AISLES (ONE–WAY) – 14'W MIN.

COCHRAN
North Office
1475 E. Mill Street
Wentzville, Missouri 63385
636–332–4574 (tel.)
636–332–4576 (fax)
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

Illinois State Certificate of Authority Numbers: 184.005554–0002

Two working days prior to the start of any excavation on this site, contractor shall notify all utility companies for utility location information.

All OSHA rules & regulations established for the type of construction performed on these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

ERIC S. KIRCHNER
E–2001004618

PRELIMINARY SITE PLAN
5515 OLD COLLINSVILLE RD
FAIRVIEW HEIGHTS, IL

DWN. BY:	APPD. BY:
KNS	ESK

DATE: SEP 2026
SCALE: 1:40
PROJ. NO: M26–9619
DWG. NO: 1 OF 2

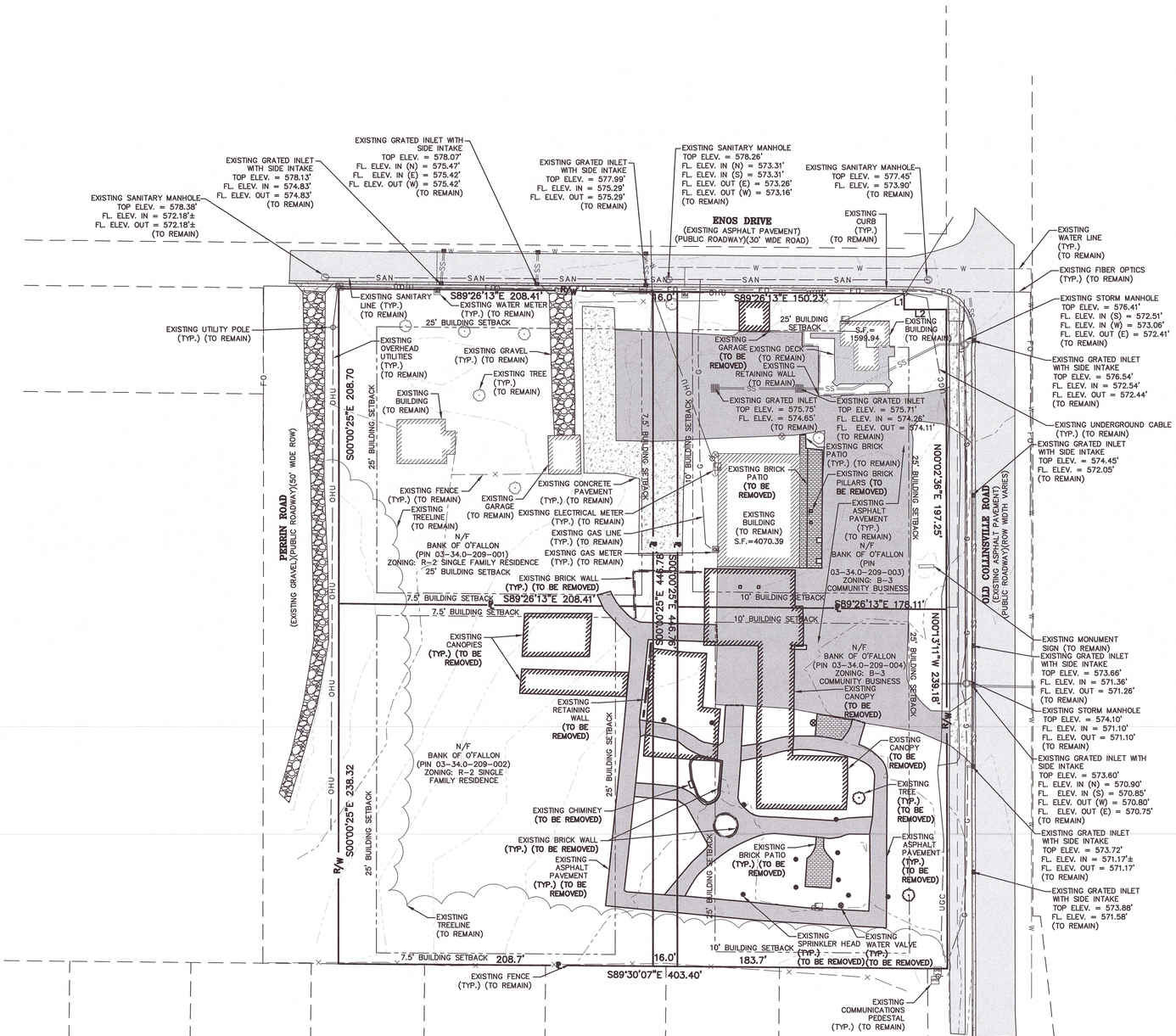
PRELIMINARY SITE PLAN
DATE: DESCRIPTION: DWN. BY: APPD. BY:

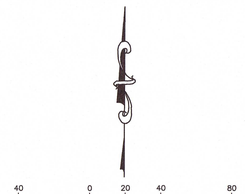
Your Illinois One-Call System Celebrating 45 Years!

DWG NAME: J:\2026\M26-9619 - 5515 Old Collinsville Rd, Fairview Heights IL\ENGINEERING\AUTOCAD DRAWINGS\02_ Preliminary\M26_9619_1_SITE_PLAN.dwg LAYOUT TAB: 1 OF 2 PRELIMINARY SITE PLAN PLOTTED ON: Sep 08, 2026 - 9:48am PLOTTED BY: kskolnes

EXISTING CONDITIONS

L1
S00°10'06"W 10.44'
L2
S89°56'32"W 28.08'





SCALE: 1"=40'
SEPTEMBER 2026

OWNER:	DEVELOPER:
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North Office
2535 Mill Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-4576 (fax)
evermore@cochranengineering.com
COCHRAN
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Illinois State Certificate of Authority Numbers: 184.005554-0002

Two working days prior to the start of any excavation on this site, contractor shall notify JULIE at 811 for utility location information.

All OSHA rules & regulations established for the type of construction involved shall be strictly followed (ie. Trenching, Blasting, etc.)

ERIC S. KIRCHNER
E-2001004618

PRELIMINARY SITE PLAN
5515 OLD COLLINSVILLE RD
FAIRVIEW HEIGHTS, IL

EXISTING CONDITIONS

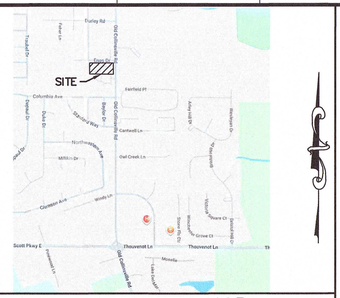
DATE:	REVISION:	DRN. BY:	APPD. BY:

DWN. BY: KNS
APPD. BY: ESK
DATE: SEP 2026
SCALE: 1:40
PROJ. NO: M26-9619
DRG. NO: 2 OF 2

JULIE Your Illinois One-Call System Celebrating 45 Years!

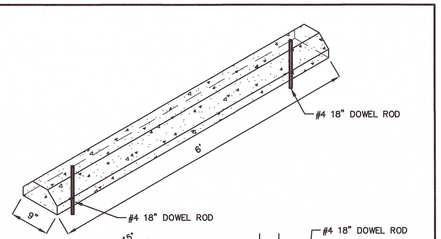
DWG NAME: J:\2026\M26-9619 - 5515 Old Collinsville Rd, Fairview Heights IL\ENGINEERING\AUTOCAD DRAWINGS\02_ Preliminary\M26_9619_2_EXISTING_CONDITIONS.dwg LAYOUT TAB: 2 OF 2 EXISTING CONDITIONS PLOTTED ON: Sep 08, 2026 - 9:46am PLOTTED BY: kskolnies

PRELIMINARY SITE PLAN

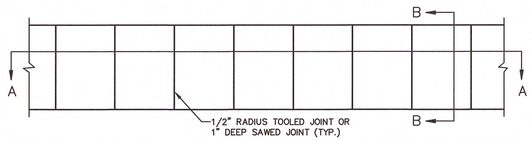


VICINITY MAP
NO SCALE

L1
S00°10'06"W 10.44'
L2
S89°56'32"W 28.08'

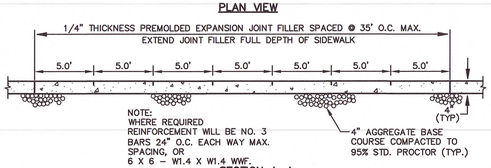


WHEEL STOP DETAIL
NO SCALE

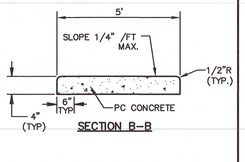


NOTE:
PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS..

PLAN VIEW

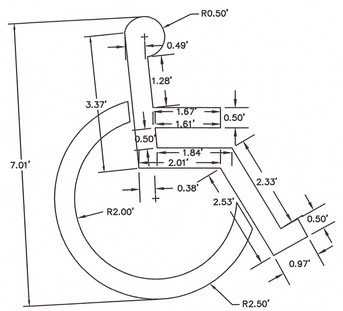


SECTION A–A

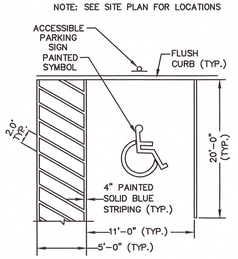


SECTION B–B

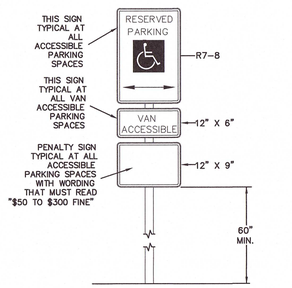
CONCRETE SIDEWALK DETAIL
NO SCALE



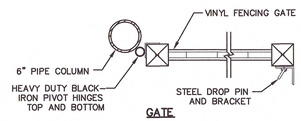
ACCESSIBLE PARKING SPACE SYMBOL DETAIL
NO SCALE



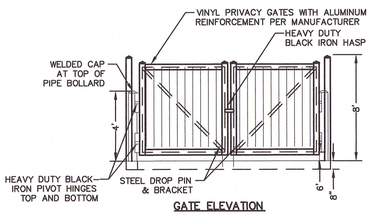
ACCESSIBLE STRIPING DETAIL
NO SCALE



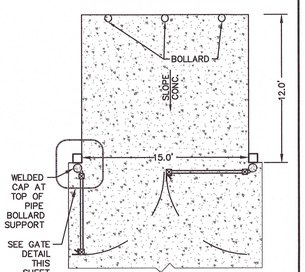
ACCESSIBLE PARKING SIGN DETAIL
NO SCALE



GATE



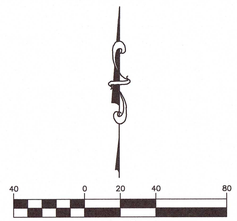
GATE ELEVATION



DUMPSTER PAD PLAN

DUMPSTER ENCLOSURE & GATE DETAIL
NO SCALE

OWNER:	*DEVELOPER:*
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SCALE: 1"=40'
SEPTEMBER 2026

DRAWING LEGEND

RIGHT–OF–WAY	R/W
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EXISTING MINOR CONTOUR	
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NEW SETBACK LINE	
EXISTING FENCE	X
EXISTING OVERHEAD UTILITIES	OHU
EXISTING WATER LINE	W
EXISTING STORM SEWER	SS
EXISTING GAS LINE	G
EXISTING SANITARY LINE	SAN
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EXISTING GRATED INLET	
EXISTING STORM MANHOLE	
EXISTING ELECTRIC METER	EM
EXISTING WATER VALVE	
EXISTING WATER METER	WM
EXISTING UTILITY POLE	
EXISTING TREE	
EXISTING TREELINE	
EXISTING BUILDING	
EXISTING ASPHALT PAVEMENT	
EXISTING CONCRETE PAVEMENT	
EXISTING GRAVEL	
NEW SEED AND STRAW	
NEW ACCESSIBLE PARKING SYMBOL	

SITE LEGEND

(A) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING. SEE DETAIL, THIS SHEET.
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TOTAL SPACES REQUIRED:	= 17 SPACES
TOTAL SPACES PROVIDED:	= 17 SPACES
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ERIC S. KIRCHNER
E–2001004618

PRELIMINARY SITE PLAN
5515 OLD COLLINSVILLE RD
FAIRVIEW HEIGHTS, IL

DWN. BY:	APPD. BY:
KNS	ESK

DATE: SEP 2026
SCALE: 1:40
PROJ. NO: M26–9619
DWG. NO: 1 OF 2

PRELIMINARY SITE PLAN

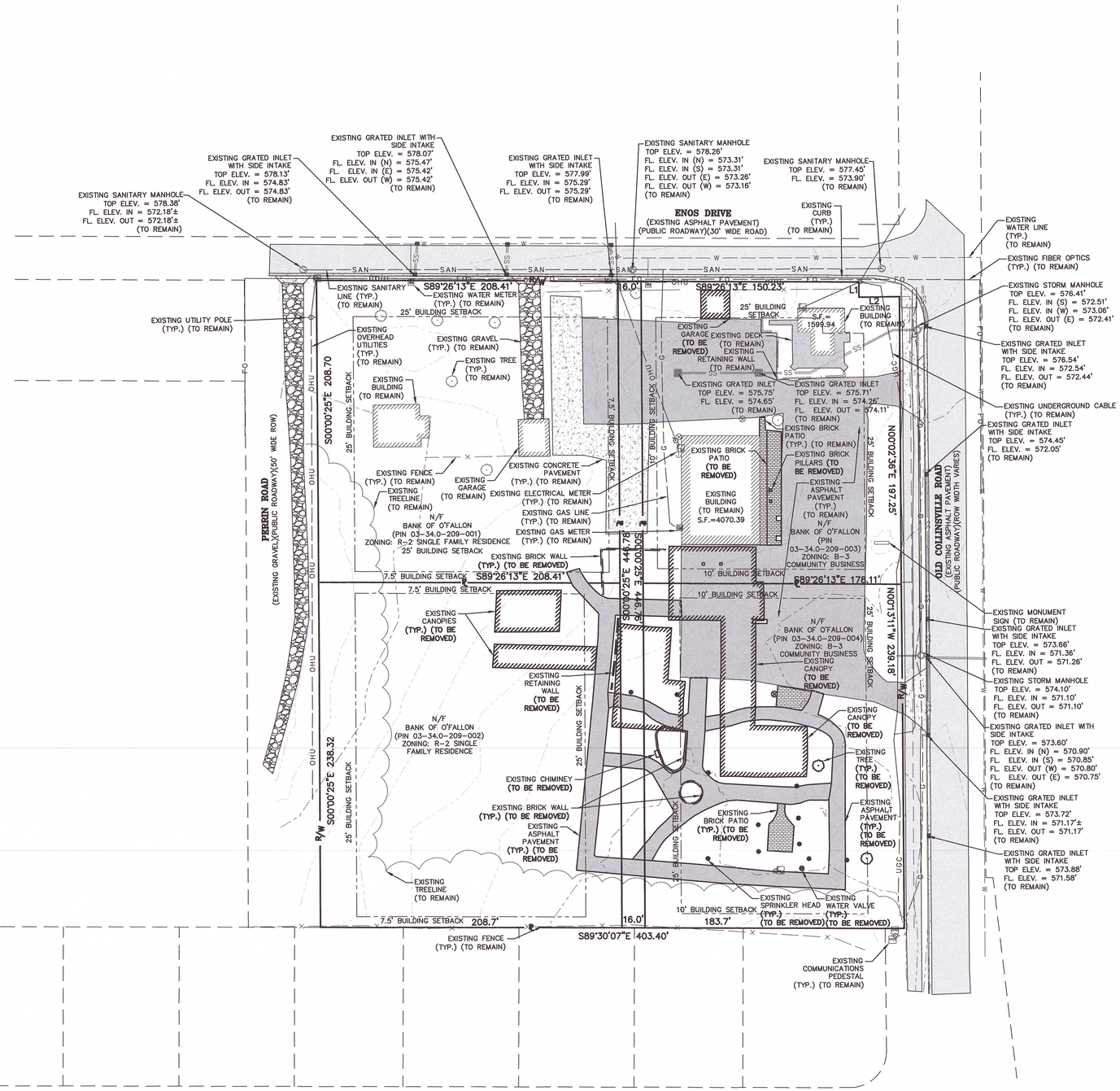
JULIE Your Illinois One-Call System Celebrating 45 Years!

DWG NAME: J:\2026\M26-9619 - 5515 Old Collinsville Rd, Fairview Heights IL\ENGINEERING\AUTOCAD DRAWINGS\DZ_ Preliminary\M26_9619_1_SITE_PLAN.dwg LAYOUT TAB: 1 OF 2 PRELIMINARY SITE PLAN PLOTTED ON: Sep 08, 2026 - 9:48am PLOTTED BY: kskinnes

RETURN TO AGENDA

EXISTING CONDITIONS

L1
S00°10'06"W 10.44'
L2
S89°56'32"W 28.08'



SCALE: 1"=40'
SEPTEMBER 2026

OWNER:	DEVELOPER:
BANK OF O'FALLON 901 S LINCOLN AVE O'FALLON, IL 62269	FENCE AND DECK DEPOT 1432 SOUTH DR, ST. CHARLES, MO 63303

OCHRAN
North Office
8 Elm Mott Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
wentmail@ochraneng.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning
Illinois State Certificate of Authority Numbers: 184.005554-0002

Two working days prior to the start of any excavation on this site, contractor shall notify JULIE for field location of utility location information.

All OSHA rules & regulations established for the type of construction involved in these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

ERIC S. KIRCHNER
E-2001004618

PRELIMINARY SITE PLAN
5515 OLD COLLINSVILLE RD
FAIRVIEW HEIGHTS, IL

EXISTING CONDITIONS

DATE:	REVISIONS:	DRN. BY:	APPD. BY:

DRN. BY: KNS
APPD. BY: ESK
DATE: SEP 2026
SCALE: 1:40
PROJ. NO: M26-9619
DWG. NO: 2 OF 2

Your Illinois One-Call System
Celebrating 45 Years!

DWG NAME: J:\2026\M26-9619 - 5515 Old Collinsville Rd, Fairview Heights IL\ENGINEERING\AUTOCAD DRAWINGS\02_ Preliminary\M26_9619_2_EXISTING_CONDITIONS.dwg LAYOUT TAB: 2 OF 2 EXISTING CONDITIONS PLOTTED ON: Sep 05, 2026 - 9:48am PLOTTED BY: kadames

RETURN TO AGENDA

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, October 13, 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 Preliminary Plat in the "B3" – Community Business zoning district for zoning amendment, also identified by St. Clair County PIN(s) 03-34.0-209-001, 03-34.0-209-002, 03-34.0-209-003, 03-34.0-209-004.

Request was made by Sean Nesbit

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

Dated this September 28.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 11-26

RETURN TO AGENDA

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

RESOLUTION PC 12-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A SPECIAL USE PERMIT FOR A SAV-ON PHILLIPS 66 FUEL STATION/ CONVENIENCE STORE AND CHAMPS CHICKEN, LOCATED AT 311 SALEM PL

WHERE AS, Nitesh Patel, hereinafter referred to as the "Applicant," applied for a Special Use Permit for a SAV-ON Phillips 66 Fuel Station/Convenience Store and Champs Chicken at parcel number 03-22.0-300-024, 03-22.0-300-025; commonly known as 311 Salem Pl; and

WHEREAS, the Fairview Heights Development Code requires that automobile service station with a convenience store in the B-4 Retail Business 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 October 13, 2026, and that said public hearing was properly advertised, both of which are incorporated by reference.

2. That the subject property is zoned B-4 Retail Business.

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.

RETURN TO AGENDA

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

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

And the following voted against the same:

And the following abstained:

And the following was absent: Janice Petroff, Bill Hopkins, Sunyatta McDermott

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the October 13, 2026.

Pat Herrington

Planning Commission Chairman (Pro Tempore)

ATTEST:

Dallas Alley

Land Use Director

RETURN TO AGENDA

DEPARTMENT OF LAND USE AND ECONOMIC DEVELOPMENT

TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC 12-26

REQUEST: Special Use Permit for a automotive service station with convenience store as a planned development located at 311 Salem Place, Fairview Heights. Also identified by St. Clair County PIN(s) 03-22.0-300-024, 03-22.0-300-025. *VOTE REQUESTED.*

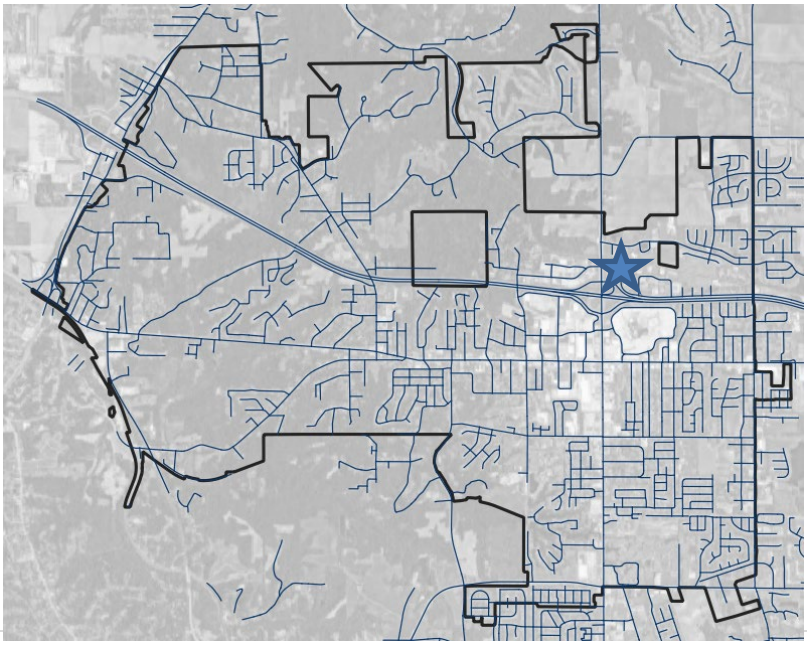
APPLICANT NAME: Alka and Nick Patel – Sav-ON Phillips 66

MEETING DATE: October 13, 2026

ZONING: B4 – Retail Business

PLANNING COMMISION 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 automotive service station and convenience store as a planned development.

The subject property is located at 311 Salem Place, 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 automotive service station with convenience store establishment use is permitted as a special use; which requires a Special Use Permit.

2. DISCUSSION

Context

The subject site is located in the northern portion of the city, north of Interstate 64, and east of Illinois Route 159. It is comprised of two parcels.

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. Special 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

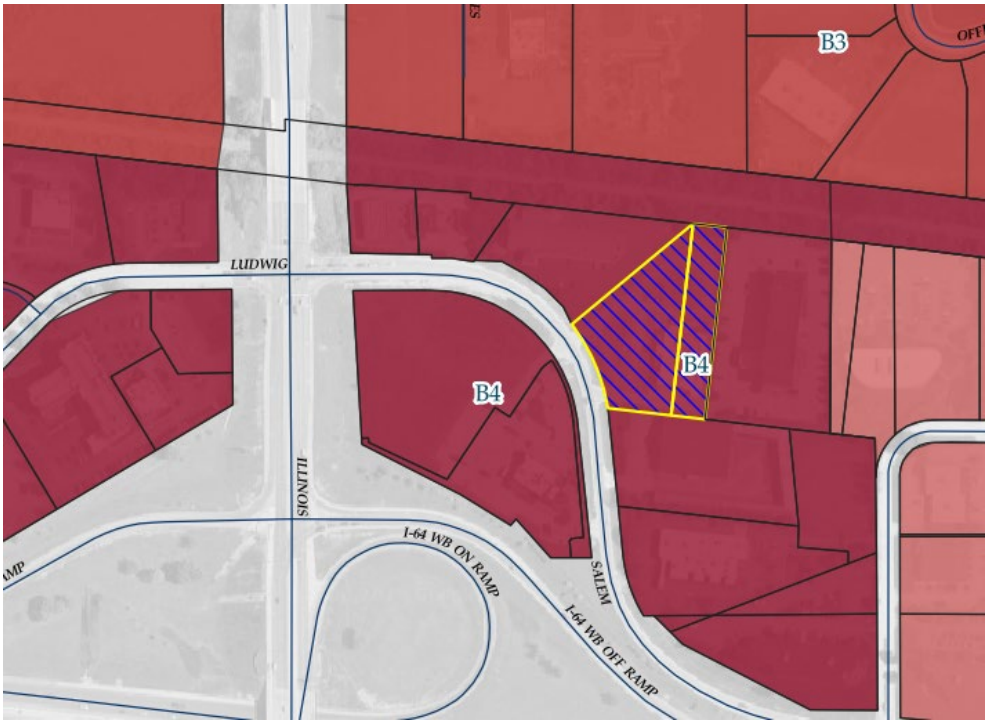
The zoning and land uses of adjoining and surrounding properties are as follows:

North: B4 – Retail Business;

South: B4 – Retail Business;

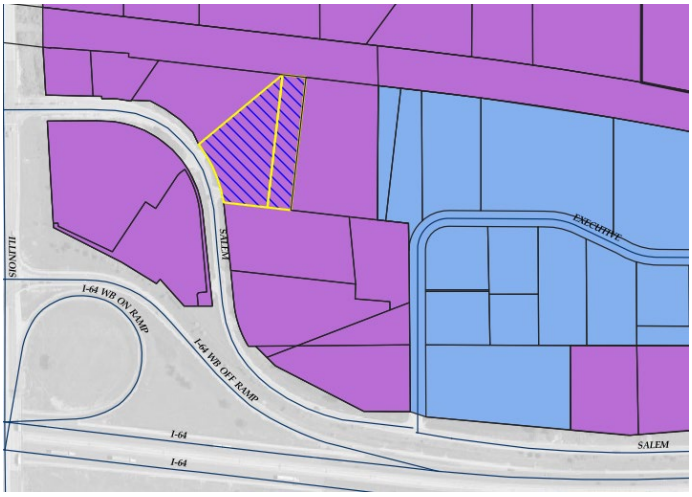
West: B4 – Retail Business;

East: B4 – Retail Business.

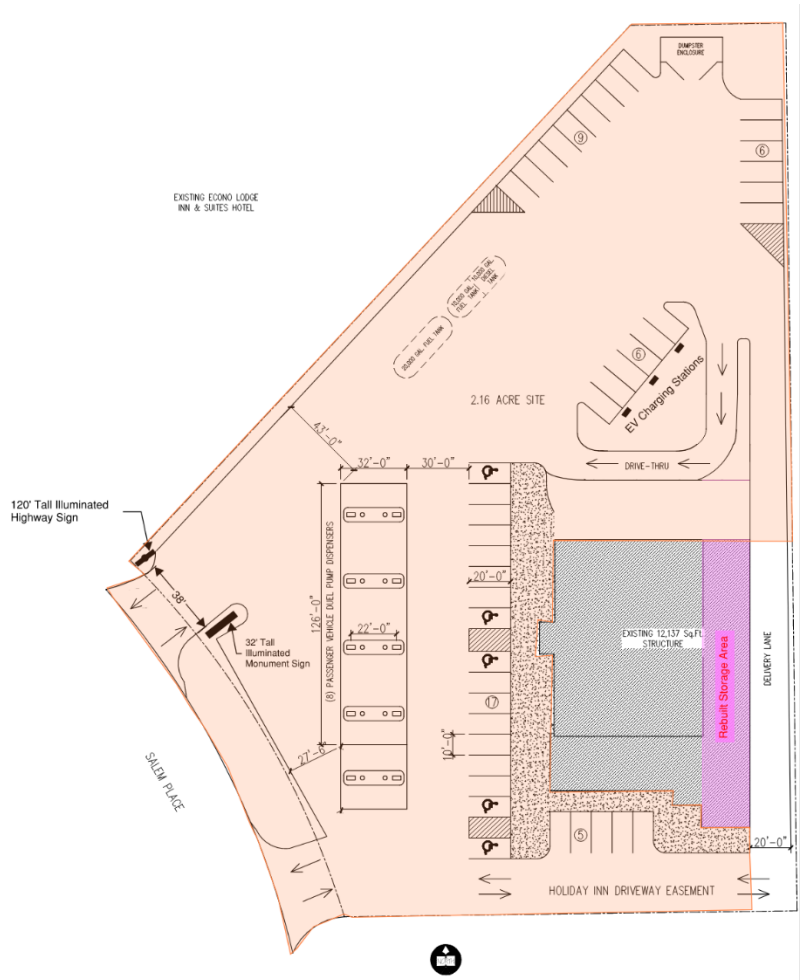


Future Land Use: Site and Surrounding Areas

The Fairview Heights Comprehensive Plan Future Land Use Map identifies the subject site as Regional Commerical. 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



I. Analysis: Site Development

The applicant is seeking approval for site modification and the operation of an automotive service station with convenience 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 an automotive service station with convenience store establishment is permitted in the B4 Retail Business District as a special use.

b) Performance standards. (Performance standards regulate the intensity of land use to prevent adverse impact on abutting and nearby properties.)
The premises shall be maintained in good condition, free from trash and debris.

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

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

(c) Height limitations.
The building height meets the height requirements for B-4.

(d) Minimum yard requirements.
The proposed site plan meets minimum yard requirements

(e) Off-street parking and loading requirements
The proposed parking and loading configuration is satisfactory to the zoning administrator.

(f) Sign regulations
The size and number of signs are identified in the development plan and do exceed standard sign heights; however, the planning commission can approve signage higher than the maximum with reasonable justification. The applicant desires to have interstate visibility similar to other establishments within the corridor.

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

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

(i) Trust funds, impact fees, surcharges and connection fees.
The applicant will pay all applicable fees and meet all permitting requirements of any utility or other jurisdictional unit.

(j) Rights of way dedication and road improvements.
n/a

Exhibits

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

FAIRVIEW HEIGHTS
Crossroads of Prosperity

DEPARTMENT OF LAND USE AND DEVELOPMENT
10025 Bunkum Road.Fairview Heights, IL 62208. (618) 489-2060

APPLICATION FOR SPECIAL USE PERMIT
GENERAL INFORMATION

The Development Code divides the City into zoning district and categorizes uses as either "permitted" or "special". *Permitted* uses are allowed as long as a property owner meets all requirements within the particular zoning category. *Special* uses are permitted upon with conditional requirements. With a special use, the property owner applies for the Special Use Permit (SUP), which is then reviewed by the City's Plan Commission, Community Committee, and City Council. If the permit is approved, there will be a list of conditions upon which the approval is granted. Those conditions become part of the permit and must be met in order for the "use" to be legal.

Applicants are encouraged to schedule a pre-application conference with the Director of Land Use and Development prior to submittal. The attached SUP application and supporting documentation must be completed in its entirety and submitted to the Department of Land Use and Development at least thirty-six (36) days prior to a Plan Commission meeting. Deficient applications may delay consideration of the request. The Plan Commission meets at 7:00 p.m. on the second Tuesday of every month, unless noted otherwise. These meetings are held in the City Council Chambers of Fairview Heights City Hall, 10025 Bunkum Road.

The applicant and/or his/her representation are required to appear at the scheduled public hearing. All persons testifying before the board will do so under oath, and must state their name and address for the record. The representative should be prepared to present his/her request to the Plan Commission and demonstrate how the proposal will be consistent with the general purpose and intent of the development code and City's Comprehensive Plan. Other parties interested in the application, who may speak for or against the request, will also be provided with an opportunity to speak at the public hearing.

The Plan Commission shall consider the following factors, and others as appropriate to the specific case, when evaluating a SUP:

(1) The effect the proposal would have on the City's comprehensive plan;
(2) The effect the development would have on schools, traffic, streets, shopping, public utilities and adjacent properties;
(3) Is the application necessary for the public convenience at that location?;
(4) In the case of an existing nonconforming use, will a special use permit make the use more compatible with its surroundings?;
(5) Is the application so designed, located and proposed to be operated that the public health, safety, and welfare will be protected?;
(6) Will the application cause injury to the value of other property in the neighborhood in which it is located?;
(7) Will special use be detrimental to the essential character of the district in which it is located?

This information is intended as a brief guide and should not be relied upon for a thorough understanding of the hearing procedure or zoning laws as applicable.

RETURN TO AGENDA

APPLICATION FOR SPECIAL USE PERMIT

_____DATE APPLICATION RECEIVED BY LUD

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

OFFICE USE ONLY	
DATE APPLICATION DEEMED COMPLETE:	CASE NUMBER ASSIGNED:
RESUBMITTALS RECEIVED/DATE:	APPLICATION FEES PAID (*$150 + $25 per acre above one acre, + $50 Publication fee*):
ZONING DISTRICT:	DATE PUBLIC NOTICE SIGN POSTED BY STAFF:
DATE SET FOR HEARING:	NEWSPAPER NAME AND PUBLICATION DATE:
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_____/_____ ☐ Community Committee_____/_____ ☐ City Council_____/_____
	CITY COUNCIL RESOLUTION NUMBER: *(Maintain copy with LUD file)*

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

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

RETURN TO AGENDA

PROJECT INFORMATION FOR SPECIAL USE PERMIT

Project Name: SAV-ON Phillips 66 Fuel Station/Convenience Store & Champs Chicken
Project Address: 311 Salem Place, Fairview Heights, IL 62208
Parcel ID: 03-22.0-300-024 ; 03-22.0-300-025
Current Use of Property: Vacant Restaurant
Project Size/Acreage: 2.15 Acres
Number of Lots: 2
Density:

CONTACT INFORMATION FOR SPECIAL USE PERMIT

Property Owner(s): Dine Time Express Inc.
Mailing Address: 311 Salem Place, Fairview Heights, IL 62208
Phone:
E-Mail:

Applicant/agent: Alka & Nick Patel
Relationship to owner: Property Purchaser
Mailing Address: 904 Spyglass Hill Ct., Caseyville, IL 62232
Phone: (618) 558-6425
E-Mail: nickpatel6425@gmail.com

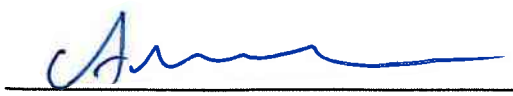
AUTHORIZATION

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

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

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

Signature of Owner: _____ Date: _____
Printed Name:

Signature of Applicant:  Date: 09/08/2026
Printed Name:

RETURN TO AGENDA

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

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

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

2. Narrative- statement describing the proposed project, estimated development schedule, economic viability of the project, extent of grading, anticipated traffic, impact upon community, and other information considered relevant to the project.

3. Photographs- aerial and/or ground-level photographs of the site

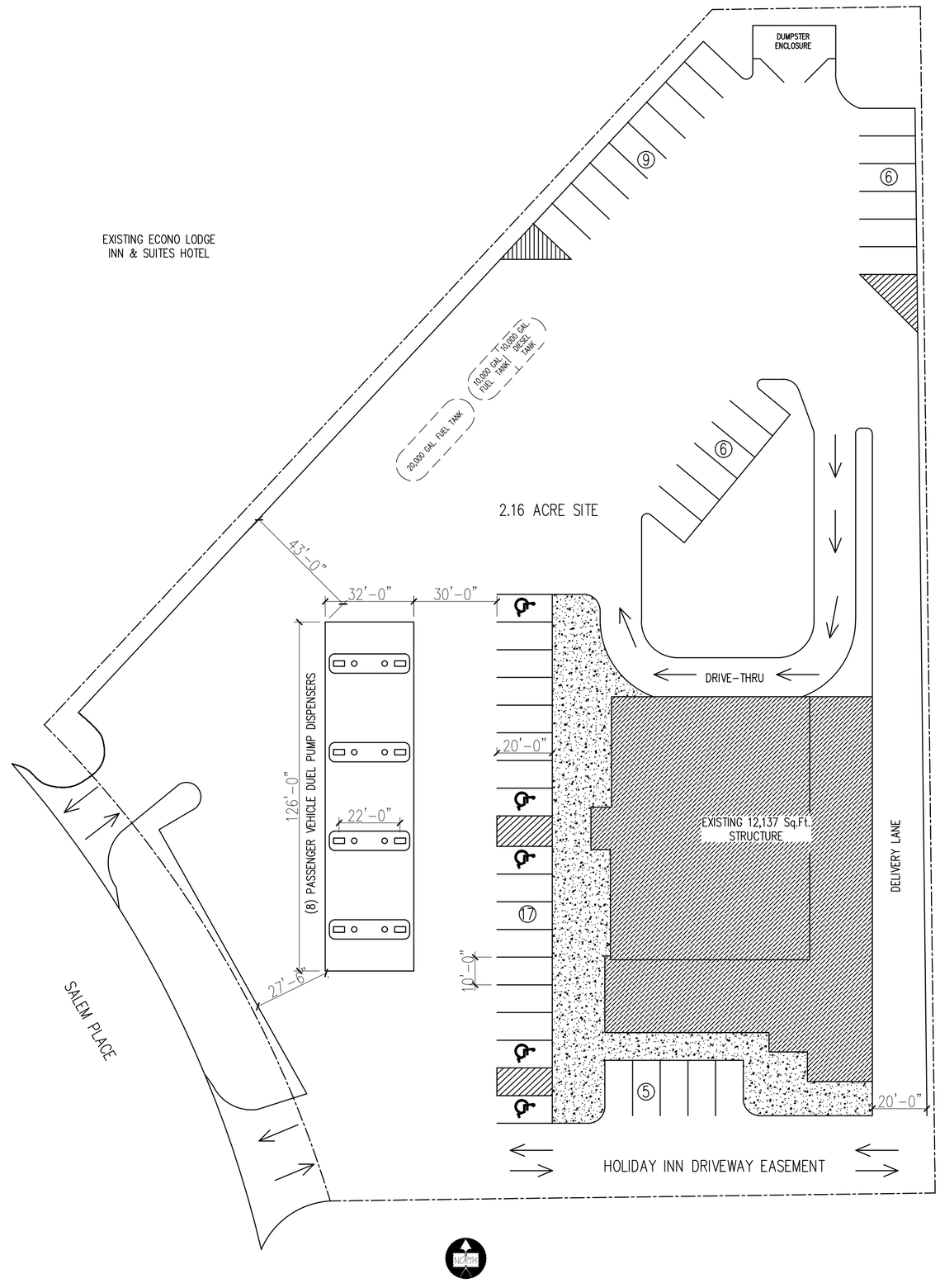
4. Buffered Parcel Report- listing of all property owners within 300 feet of the subject property. This information can be obtained through St. Clair County Mapping and Platting at 618-825-2527. Be sure to request that the list includes: name of owner, complete mailing address, *and parcel number*.

5. Building elevations or perspectives- to show compatibility with surrounding area and of sufficient detail to ensure building material requirements are met *(for new construction and significant rehabilitation only)*

6. Floor plan drawn to approximate scale and dimensioned *(for new construction, change of use and significant rehabilitation only)*

7. Legal description of the property

RETURN TO AGENDA



SITE PLAN

SCALE: 1/32" = 1'-0"

PLAN DEVELOPED FOR:

PRIVATE DEVELOPER
311 SALEM PLACE
FAIRVIEW HEIGHTS, IL 62208

REVISIONS	DATE	BY

DRAWN BY: J.E.

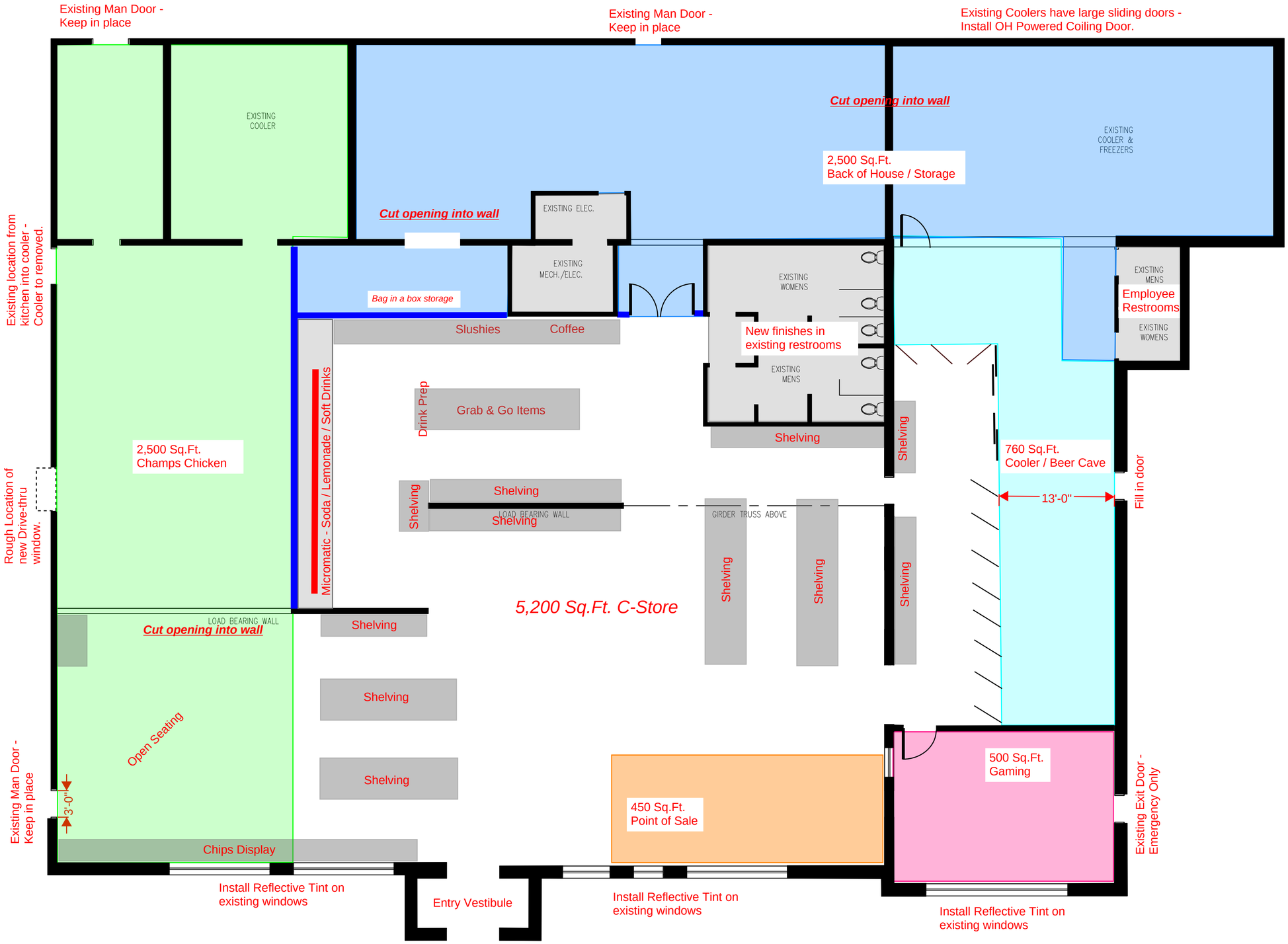
REVIEWED BY:

DATE: 06/08/2026

SHEET

1 OF 1

RETURN TO AGENDA



FLOOR PLAN

SCALE: 1/8" = 1'-0"

PLAN DEVELOPED FOR:

PRIVATE DEVELOPER
311 SALEM PLACE
FAIRVIEW HEIGHTS, IL 62208

REVISIONS	DATE	BY

DRAWN BY: J.E.

REVIEWED BY:

DATE: 06/08/2026

SHEET

2 OF 2

City of Fairview Heights
Planned Unit Development Narrative

PROJECT FOR:
Alka & Nick Patel



CONVENIENCE STORE / FUEL STATION / QUICK SERVE DINING RESTAURANT

311 Salem Place
FAIRVIEW HEIGHTS, IL 62208

City of Fairview Heights
Planned Unit Development Narrative

TABLE OF CONTENTS

Section A – Proposed Development	**Page 3**
Section B – Building Finish Materials	**Pages 4**
Section C – Development Schedule	**Page 5**
Section D – Economic Viability	**Page 6**
Section E – Extent of Sitework	**Page 7**
Section F – Anticipated Traffic	**Page 8**
Section G – Community Impact	**Page 9**
Section H – Owner Experience	**Page 10**

City of Fairview Heights
Planned Unit Development Narrative

Section A

PROJECT SCOPE

Location : 311 Salem Place, Fairview Heights, IL 62208

Lot Size : 2.15 Acres

Owner : Alka & Nick Patel

Current Zoning : B4 – Business

Proposed Usages :

- Quick Serve Dining Restaurant
- Convenience Store
- Fuel Station
- EV Charging
- Video Gaming Room

City of Fairview Heights
Planned Unit Development Narrative

Section B

BUILDING FINISH MATERIALS

Quick Serve Café / Convenience Store / Casual Dining Restaurant

Exterior :

- Stone
- Brick
- Nichiha Siding
- Sheet Metal
- Aluminum Storefront Framing & Glazing
- Concrete Paving

Interior :

- Tile Floors
- Wall Graphics
- Solid Surface Tops
- Full Height Glass Cooler Doors
- Painted Exposed Ceilings
- Acoustical Ceiling Systems
- Wood & Metal Doors

City of Fairview Heights
Planned Unit Development Narrative

Section C

DEVELOPMENT SCHEDULE

Design & Preconstruction Services: 09/14/2026 – 02/12/2027

Bidding & Permitting: 02/15/2027 – 03/12/2027

Construction: 03/15/2027 – 11/05/2027

City of Fairview Heights
Planned Unit Development Narrative

Section D

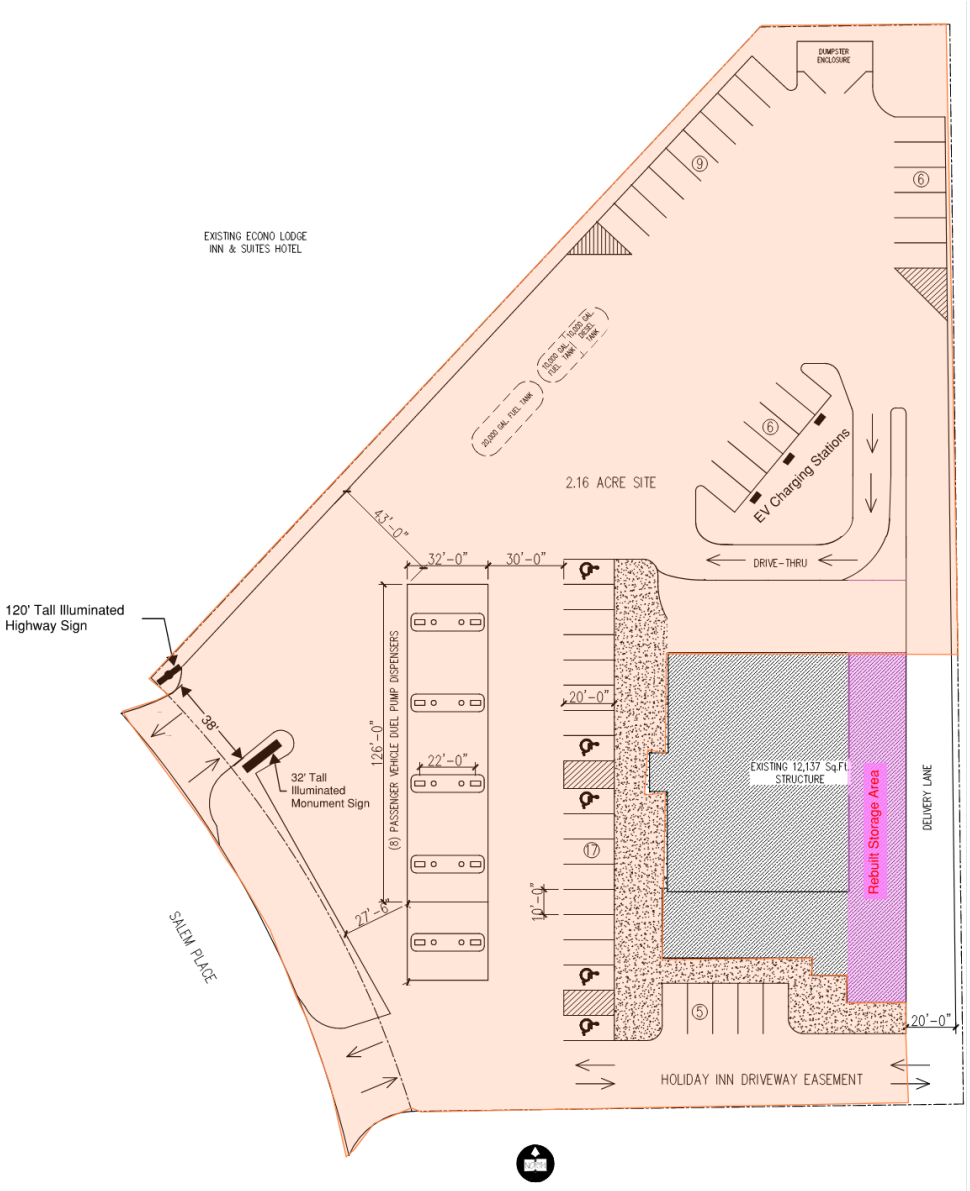
ECONOMIC VIABILITY

- Existing Traffic & Sales Data support the community amenities proposed by Alka & Nick Patel for this parcel.

City of Fairview Heights
Planned Unit Development Narrative

Section E

EXTENT OF GRADING



- Underground Fuel Storage Tanks
- New Concrete Sidewalk & Aprons
- New Concrete Pavement (no asphalt paving)
- New Level-3 Fast Charging EV Chargers

City of Fairview Heights
Planned Unit Development Narrative

Section F

ANTICIPATED TRAFFIC

- The traffic flow from this development will mainly consist of existing traffic in the 2.5-mile radius of the development. Alka & Nick Patel project 20-40% of customers may come from outside the target market via the interstate off-ramp for fuel and/or QSR food & beverages.

City of Fairview Heights
Planned Unit Development Narrative

Section G

COMMUNITY IMPACT

- **Employees/Jobs**
  - 15-20 new Full-Time jobs will be provided.
  - 12-16 Part-Time jobs will be provided.

- **Tax Revenue**
  - Sales Tax for General Funds.
  - Property Tax for Schools.

- **Level-3 EV Charging Amenity**
  - Alka & Nick Patel will offer Quick-Charge Level-3 EV stations at the development.

- **Neighborhood Amenity**
  - Local Residents will have the ability to frequent a community based mercantile & restaurant destination that is minutes from their residence, which is owned & operated by local residents.
  - Easier roadway access for morning commuters for their “Grab & Go” items, in lieu of congested areas right along IL-159 & IL-50.

City of Fairview Heights
Planned Unit Development Narrative

Section H

OWNER EXPERIENCE

Owner Experience in Fuel Stations, Quick Serve Restaurants, & Hotels

- 1999 to Present Day

Fuel Station / Convenience Stores

- Collinsville, IL – Belt Line : BP
- Collinsville, IL – St. Louis Rd. : Phillips 66
- Fairview Heights, IL – Bunkum Road : BP
- O'Fallon, IL – Hwy 50 : BP
- Belleville, IL – Carlyle Ave : BP
- Belleville, IL – Lebanon Ave : BP
- Caseyville, IL – IL 157 : *Opening on 9/21/26*

Car Washes

- Collinsville, IL – Belt Line : Sparkle Car Wash
- O'Fallon, IL – Hwy 50 : Sparkle Car Wash
- Fairview Heights – IL-159 : Sparkle Car Wash

Quick-Serve Locations

- Fairview Heights – IL-159 : Scooters Coffee
- Swansea – IL-159 : Scooters Coffee

Tobacco/Vape Shops

- Swansea, IL – IL 159 : VapeX Smoke Shop
- O'Fallon, IL – Hwy 50 : VapeX Smoke Shop

Liquor Stores

- Waterloo, IL : SAV-ON Liquor & Wine
- Twin Oaks, MO : SAV-ON Liquor & Wine
- Chesterfield, MO : SAV-ON Liquor & Wine
- Edwardsville, IL : SAV-ON Liquor & Wine

Hotels

- Caseyville, IL – IL-157 : Quality Inn Hotel
- Alton, IL – College Ave : Best Western Premier

RETURN TO AGENDA

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, October 13, 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 zoning amendment, also identified by St. Clair County PIN(s) .

Request was made by Alka and Nick Patel

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

Dated this September 28.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 12-26

RETURN TO AGENDA

ORDINANCE NUMBER _____

AN ORDINANCE REPEALING ORDINANCE NUMBER 1976-2024, IN ITS ENTIRETY AND; PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD

WHEREAS, the City of Fairview Heights has previously adopted Ordinance 1976-2024 prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method on certain real property; and

WHEREAS, the Illinois Environmental Protection Agency has determined that the specific language of the aforementioned ordinance does not meet certain requirements to comply with Illinois Pollution Control Board regulations; and

WHEREAS, the City of Fairview Heights desires to adopt groundwater restrictions that comply with Illinois Pollution Control Board regulations; and

WHEREAS, certain properties in the City of Fairview Heights, Illinois, have been used over a period of time for commercial/industrial purposes; and

WHEREAS, because of said use, concentrations of certain chemical constituents in the groundwater beneath the City may exceed Class I groundwater quality standards for potable resource groundwater as set forth in 35 Illinois Administrative Code 620 or Tier 1 remediation objectives as set forth in 35 Illinois Administrative Code 742; and

WHEREAS, the City of Fairview Heights desires to limit potential threats to human health from groundwater contamination while facilitating the redevelopment and productive use of properties that are the source of said chemical constituents;

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

Section One. Use of groundwater as a potable water supply prohibited.

> Except for such uses or methods in existence before the effective date of this ordinance, the use or attempt to use groundwater, as a potable water supply, by the installation or drilling of wells or by any other method is hereby prohibited in the area shown on Exhibit A, within the City of Fairview Heights. This prohibition expressly includes the City of Fairview Heights within the area shown as Exhibit “A”. The Parcel Index Numbers corresponding to the prohibition area are attached as Exhibit B.

Section Two. Penalties.

> Any person violating the provisions of this ordinance shall be subject to a fine of not less than Twenty-Five Dollars ($25.00), nor more than Seven Hundred Fifty Dollars ($750.00), plus costs. Each day that a violation continues after due notice has been served shall be considered a separate offence.

Section Three. Definitions.

"Person" is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, including the municipal entity known as the City of Fairview Heights, or their legal representatives, agents or assigns.

"Potable water" is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

Section Four. Repeal.

Ordinance 1974-2024 is hereby repealed from the date of passage and approval of this ordinance, further and ordinance or parts of ordinances in conflict with this ordinance are hereby repealed insofar as they are in conflict with this ordinance.

Section Five. Severability.

If any provision of this ordinance or its application to any person or under any circumstances is adjudged invalid, such adjudication shall not affect the validity of the ordinance as a whole or of any portion not adjudicated invalid.

Section Six. Effective date.

This ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

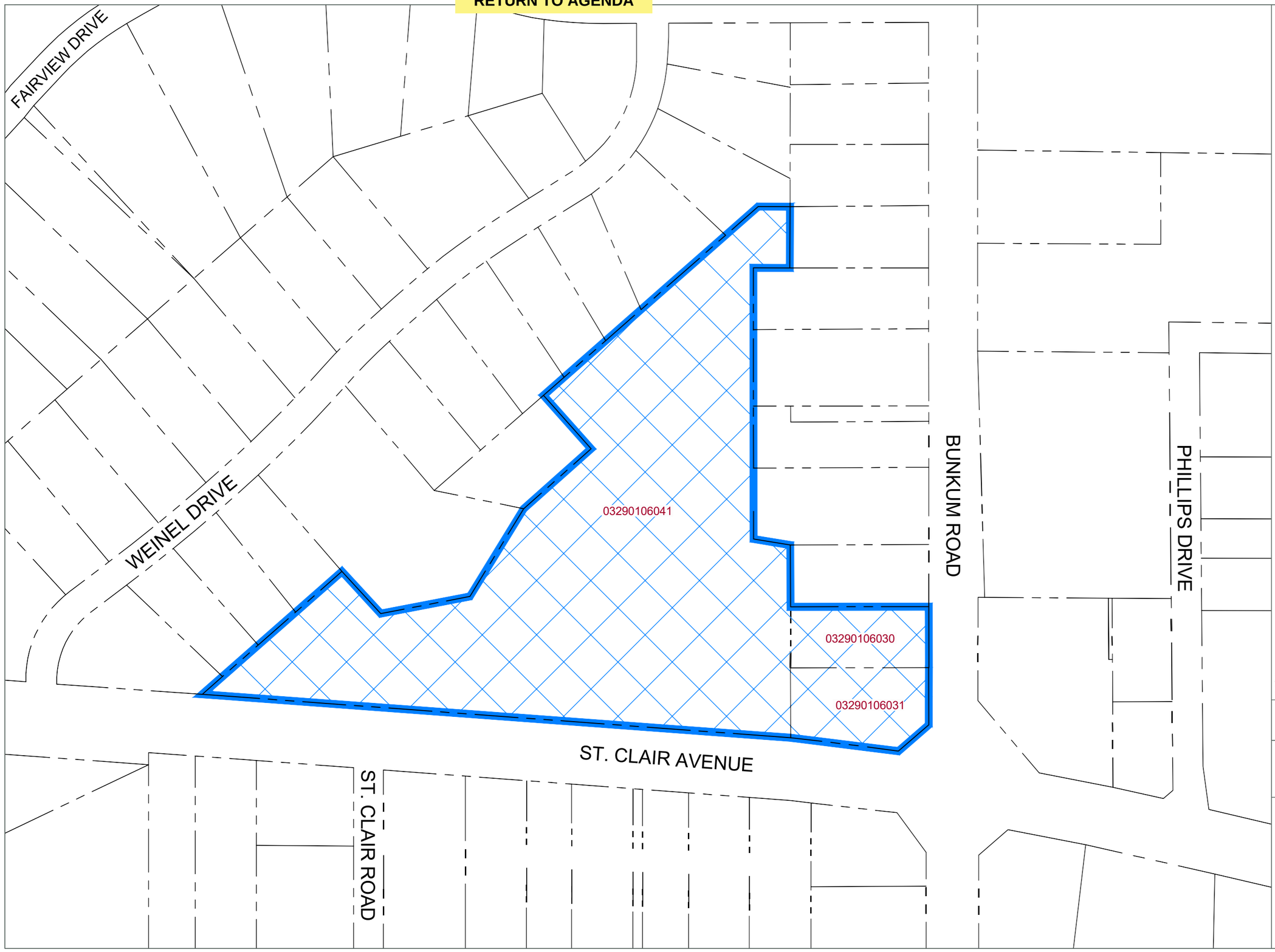
ADOPTED: _____ APPROVED: _____
(Date) (Date)

_____ _____
(City Clerk) (Mayor)

Officially published this _____day of _____, 20___.

EXHIBIT

RETURN TO AGENDA



LEGEND

PROPERTY BOUNDARY

AREA SUBJECT TO GROUNDWATER USE RESTRICTION

03290106031 PROPERTY INDEX NUMBER OF PARCEL

Source:
St Clair County Parcel Map.

Proposed Limited
Groundwater Ordinance Map

Circle K Stores, Inc.
Store #4701344
10070 Bunkum Road
Fairview Heights, Illinois

Drawn: E.V.
Designed:
Approved:
Date: 09/13/24
Figure

Scale In Feet (Approximate)
0 150

GES
Groundwater & Environmental Services, Inc.

N:\Graphics\Graphics\1400-Chicago\Circle K Stores Inc\4701344 Fairview Heights\4701344 Fairview Heights LAM.dwg, B-150 PLGWOM, EVega, 1:1

EXHIBIT

RETURN TO AGENDA

Exhibit “B”

GROUNDWATER ORDINANCE
CITY OF FAIRVIEW HEIGHTS
PARCEL INDEX NUMBERS

PIN

03-29.0-106-031
03-29.0-106-030
03-29.0-106-041

RETURN TO AGENDA

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) – September 2026
Date: October 16, 2026

Major Department Activities.

Planning and Zoning

- The Planning Commission considered two cases in September:
    - PC 07-26, Special Use Permit for 10218 Lincoln Trail, Fairview Heights. Also identified by St Clair County PIN(s) 03-29.0-400-117.
    - PC 08-26, Special Use Permit for 10218 Lincoln Trail, Fairview Heights. Also identified by St Clair County PIN(s) 03-29.0-400-117.
- The Zoning Board of Appeals did not meet in September.

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 **(Permit Issued)**
    - 10865 Lincoln Trail (Future Tenant) – Tenant Finish – Ward 4
    - 6211 N Illinois Street (Take 5) – New Construction – Ward 3
    - 13 Executive Drive (State of Illinois) – Tenant Remodel – Ward 4
    - 9211 St. Clair Avenue (Edwards Strip Center) – Remodel for future tenant) – Ward 1

Continuing Education

- Ryan is currently pursuing his Chancellor's Certificate in Planning & Zoning at University of Missouri St. Louis (UMSL).

RETURN TO AGENDA

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.**

• Planning Commission Case PC 10-26
Planning Commission held the necessary public meeting to discuss a special use request for 5515 Old Collinsville Road (PPN: 03-34.0-209-001, 03-34.0-209-002, 03-34.0-209-003, 03-34.0-209-004) the Commission voted seven (7) in favor, zero (0) against and three (3) absent to recommend approval of the application. **Recommendation that the Planning Committee forward to City Council PC 10-26 with the recommendation of approval.**

• Planning Commission Case PC 11-26
Planning Commission held the necessary public meeting to discuss a minor subdivision plat request for 5515 Old Collinsville Road (PPN: 03-34.0-209-001, 03-34.0-209-002, 03-34.0-209-003, 03-34.0-209-004) the Commission voted seven (7) in favor, zero (0) against and three (3) absent to recommend approval of the application. **Recommendation that the Planning Committee forward to City Council PC 11-26 with the recommendation of approval.**

• Planning Commission Case PC 12-26
Planning Commission held the necessary public meeting to discuss a special use request for 311 Salem Place (PPN: 03-22.0-300-024, 03-22.0-300-025) the Commission voted seven (7) in favor, zero (0) against and three (3) absent to recommend approval of the application. **Recommendation that the Planning Committee forward to City Council PC 12-26 with the recommendation of approval.**

Please let me know if there are questions or concerns.

Enc –
- Monthly Project Report – September 2026
- Monthly Inspection Report -September 2026

Monthly Project Details Report - Directors Report

Permit Issued Date Time from Projects feed: 09/01/2026 - 09/30/2026

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Building Permit (C)	26-001424	Complete tenant revisions to Suite 5	11 Executive Dr	09/15/2026 at 9:07 AM
Building Permit (C)	26-001502		134 St Clair Sq, Suite 133	09/15/2026 at 11:20 AM
Building Permit (C)	26-001362	Removing two walls and added 3 walls. Added an additional layer of drywall with acoustic caulk for sound on 4 existing walls. Adding a doorway to the kitchen area and adding 2 closets with double doors. Updating the existing cabinets and countertop in the receptionist area. Adding new cabinets and countertop in one of the rooms.	5400 N Illinois St	09/08/2026 at 2:48 PM
Building Permit (C)	26-001562	I am applying on behalf of Martell Investment Properties Joseph LLC, the owner of 419 Joseph Drive, as a member and authorized owner representative. I am not acting as a contractor. The property was purchased in its existing as-is, partially renovated condition. This application requests a commercial building permit under the current ownership to complete unfinished interior renovations in Units A, B, C and D, as described in the attached unit-by-unit scope of work. The work includes inspection and repair of damaged existing framing as needed; completion of insulation and drywall; repair or replacement of flooring, baseboards, cabinets, vanities, countertops and interior doors; completion of kitchen and bathroom installations; drywall finishing; painting; and related interior finish work. Previous Building Permit 26-000023, issued January 7, 2026, expired following the ownership change. Electrical Permits 26-000687 through 26-000690 apply to their respective electrical work. The electrical rough work has been inspected and approved. Any remaining electrical work and final inspection will be completed under the applicable permit by the contractor responsible for that permit. The owner will hire a properly licensed Illinois plumber to inspect the existing plumbing, obtain any required plumbing permit, correct deficiencies, and complete the remaining plumbing work. Existing heating and air-conditioning systems are reported to be operational. They will be inspected and serviced as needed, and any work requiring a mechanical permit will be completed by an appropriately qualified contractor in accordance with City requirements. Work requiring inspection will remain accessible and will not be concealed before City approval. Existing concealed work will be opened if required by the City. The required termite inspection report has been submitted and is attached. Any inspection deficiencies will be corrected. No addition, change of use, or increase in the number of dwelling units is proposed. Affected units will not be occupied until required inspections are approved and the City authorizes occupancy.	419 Joseph Dr, A	09/30/2026 at 2:27 PM
Building Permit (R)	26-001439	This project is for a residential reroof. We are replacing the existing roof material with like architectural asphalt shingles. We are anticipating a full re-deck. This will be a sheet over re-deck for the purpose of covering old plank decking.	17 Schaperkoetter Dr	09/04/2026 at 9:02 AM
Building Permit (R)	26-001441	TEAROUT OLD DECK AND REPLACE WITH 182' OF COMPOSITE DECKING WITH ALUMINUM RAILING	840 Harbor Woods Dr	09/08/2026 at 10:51 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Building Permit (R)	26-001586	Scope of work: Remove and dispose of existing deck boards on a twelve-foot by twelve-foot deck. Install new deck boards, replace damaged fasteners as needed, and complete minor repairs to handrail sections. Clean the work area and haul away debris. Approximately a week to complete.	9433 Marbarry Dr	09/23/2026 at 8:46 AM
Building Permit (R)	26-001618	Install a new 200 amp overhead electrical service, remodel the laundry room and master bath	2620 Cliff Dr	09/29/2026 at 2:52 PM
Building Permit (R)	26-001487	Building new 14'x12' composite deck with vinyl handrail.	710 Saybrook Falls Dr	09/11/2026 at 11:00 AM
Building Permit (R)	26-001535	Remove existing and build new deck on rear of home	413 Veach Dr	09/18/2026 at 12:56 PM
Building Permit (R)	26-000661	25x30 car port with pork rib metal roofing	72 Circle Dr	09/03/2026 at 11:11 AM
Building Permit (R)	26-001430	Remove Existing and build new deck on rear of home	6935 Conner Pointe Dr	09/04/2026 at 8:31 AM
Building Permit (R)	26-001529	Build deck in backyard	736 Wild Horse Creek Dr	09/22/2026 at 2:14 PM
Building Permit (R)	26-001312	build contract slab and construction of a tuff shed 12X20 size in back yard	60 Countryside Ln	09/04/2026 at 2:07 PM
Electrical Permit (C)	26-001526	panel inspection	24 Plaza Dr	09/15/2026 at 2:40 PM
Electrical Permit (C)	26-001481	Correct eletrical items on occupancy inspection report	25 Mt Vernon Dr	09/10/2026 at 8:42 AM
Electrical Permit (C)	26-001554	Install new 200 amp single phase electrical service	10246 Lincoln Trl	09/22/2026 at 3:59 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Electrical Permit (C)	26-001525	panel inspection	22 Plaza Dr	09/15/2026 at 4:55 PM
Electrical Permit (C)	26-001520	panel inspection	1 Plaza Dr	09/16/2026 at 8:37 AM
Electrical Permit (C)	26-001521	panel inspection	2 Plaza Dr	09/15/2026 at 4:56 PM
Electrical Permit (C)	26-001522	panel inspection	7 Plaza Dr	09/15/2026 at 4:55 PM
Electrical Permit (C)	26-001524	panel inspection	19 Plaza Dr	09/16/2026 at 8:36 AM
Electrical Permit (C)	26-001501	repair three open electrical junctions noted in a fire dept inspection.	5621 Old Collinsville Rd	09/14/2026 at 2:12 PM
Electrical Permit (C)	26-001523	panel inspection	18 Plaza Dr	09/16/2026 at 8:36 AM
Electrical Permit (C)	26-001645	Fix electrical code violations	10227 Lincoln Trl, 5	09/30/2026 at 3:05 PM
Electrical Permit (C)	26-001388	Install 2 dedicated 20A circuits for new UPS	10899 Lincoln Trail	09/01/2026 at 12:32 PM
Electrical Permit (R)	26-001427	install a new 200 amp UG meter base with a built in disconnect on the side of the garage. From the meterbase we will install a new 200 amp breaker panel back to back with it inside the garage. The old panel will be used as a junction box.	27 Fairview Dr	09/03/2026 at 2:52 PM
Electrical Permit (R)	26-001589	Upgrade electrical service to 200 amp	30 Estates View Dr	09/28/2026 at 9:39 AM
Electrical Permit (R)	26-001426	emergency service replacement because it burned up. installing new 100 amp OH service inside and out.	1509 Pleasant View Dr	09/03/2026 at 12:35 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Electrical Permit (R)	26-001431	• Demo Existing Panel & Overhead Service • Install New Ameren Approved 200amp Overhead Meter Lever Base w/ Disconnect • Install New Overhead Mast, Conduit Weatherhead • Install New Ground Rod & Intersystem Bonding Bridge • Provide & Install New 200amp Panel • Refeed Existing Circuits • Includes Coordination w/ Ameren	211 Edding Ln	09/04/2026 at 11:14 AM
Electrical Permit (R)	26-001602	INSTALL NEW UTILITY METER MAIN COMBO 200A/200A RATED	5405 Wake Forest Dr	09/25/2026 at 8:35 AM
Electrical Permit (R)	26-001583	Planning circuits, installing electrical boxes, running cables through framing, installing outlets and switches, and adding safety features like GFCI and AFCI protection.	72 Circle Dr	09/22/2026 at 8:49 AM
Excavation Permit	26-001537	96' existing underground plant replacement 2in conduit, 36in deep, .625 coax Rear easement No street crossing No driveway crossings Existing ped to existing ped No potholes	34 Char Clair Dr	09/16/2026 at 3:02 PM
Mechanical Permit (C)	26-001372	Evaluate the HVAC system. Run air supplies and return air to each newly framed room. Evaluate and determine the phleum setup.The flex supply ductwork is not allowed to be lying on the suspended ceiling or light fixtures.	327 Lincoln Hwy	09/02/2026 at 12:48 PM
Occupancy Permit (C)	26-001389		134 St. Clair Sq , 112	09/24/2026 at 2:35 PM
Occupancy Permit (C)	26-001194		6108 N Illinois St	09/21/2026 at 8:34 AM
Occupancy Permit (C)	26-001302		10230 Lincoln Trl	09/29/2026 at 2:29 PM
Occupancy Permit (C)	26-001222		815 Lincoln Hwy, Suite 108	09/04/2026 at 11:40 AM
Occupancy Permit (R)	26-001544		420 Monticello Pl	09/17/2026 at 11:23 AM
Occupancy Permit (R)	26-001638		63 Peachtree Ln	09/29/2026 at 4:12 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26-001531		203 Stites Ave	09/15/2026 at 1:22 PM
Occupancy Permit (R)	26-001640		328 Monticello Pl	09/30/2026 at 11:09 AM
Occupancy Permit (R)	26-001634		700 Harbor Woods Dr, A	09/29/2026 at 1:30 PM
Occupancy Permit (R)	26-001532		326 Monticello Pl	09/15/2026 at 2:10 PM
Occupancy Permit (R)	26-001540		236 North Bend Dr	09/16/2026 at 11:52 AM
Occupancy Permit (R)	26-001639		05-36 Northbrook Cir	09/30/2026 at 9:35 AM
Occupancy Permit (R)	26-001632		31 Judith Ln	09/29/2026 at 10:17 AM
Occupancy Permit (R)	26-001545		145 Ashley Dr	09/17/2026 at 12:41 PM
Occupancy Permit (R)	26-001546		216 Brittany Dr	09/17/2026 at 12:51 PM
Occupancy Permit (R)	26-001595		430 Monticello Pl	09/23/2026 at 11:59 AM
Occupancy Permit (R)	26-001547		409 Kim Dr	09/17/2026 at 2:12 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26-001548		304 Erin Dr	09/17/2026 at 3:35 PM
Occupancy Permit (R)	26-001627		243 Winchester Pl	09/29/2026 at 3:37 PM
Occupancy Permit (R)	26-001625		370 Winchester Pl	09/29/2026 at 3:38 PM
Occupancy Permit (R)	26-001565		5704 Pontiac St, 9	09/22/2026 at 11:17 AM
Occupancy Permit (R)	26-001584		323 Monticello Pl	09/22/2026 at 12:16 PM
Occupancy Permit (R)	26-001617		200 Debra Dr	09/28/2026 at 10:18 AM
Occupancy Permit (R)	26-001611		816 Foxgrove Dr	09/25/2026 at 4:05 PM
Occupancy Permit (R)	26-001606		329 Monticello Pl	09/25/2026 at 10:53 AM
Occupancy Permit (R)	26-001591		861 Saybrook Falls Dr	09/23/2026 at 10:38 AM
Occupancy Permit (R)	26-001593		10 Brown Dr	09/23/2026 at 11:19 AM
Occupancy Permit (R)	26-001594		11 Kadlec Dr	09/23/2026 at 11:46 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26-001590		336 Monticello Pl	09/23/2026 at 10:27 AM
Occupancy Permit (R)	26-001646		45-13 Northbrook Cir	09/30/2026 at 2:20 PM
Occupancy Permit (R)	26-001513		308 N Ruby Ln	09/14/2026 at 1:23 PM
Occupancy Permit (R)	26-001422		704 Harbor Woods Dr, B	09/02/2026 at 4:18 PM
Occupancy Permit (R)	26-001451		27-25 Northbrook Cir	09/08/2026 at 12:16 PM
Occupancy Permit (R)	26-001446		9201 St Clair Ave, A	09/04/2026 at 2:33 PM
Occupancy Permit (R)	26-001437		01-12 Northbrook Cir	09/03/2026 at 3:19 PM
Occupancy Permit (R)	26-001435		113 Stites St	09/03/2026 at 2:57 PM
Occupancy Permit (R)	26-001429		94 Peachtree Ln	09/03/2026 at 12:09 PM
Occupancy Permit (R)	26-001423		220 Lake Stratford Dr	09/03/2026 at 9:31 AM
Occupancy Permit (R)	26-001420		01-21 Northbrook Cir	09/02/2026 at 1:08 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26-001453		419 Monticello Pl	09/08/2026 at 12:30 PM
Occupancy Permit (R)	26-001419		402 Monticello Pl	09/02/2026 at 12:37 PM
Occupancy Permit (R)	26-001409		139 Stacy Dr	09/01/2026 at 1:12 PM
Occupancy Permit (R)	26-001405		417 Monticello Pl	09/01/2026 at 11:45 AM
Occupancy Permit (R)	26-001391		283 Winchester Pl	09/01/2026 at 8:40 AM
Occupancy Permit (R)	26-001369		279 Winchester Pl	09/01/2026 at 8:41 AM
Occupancy Permit (R)	26-001368		323 Winchester Pl	09/01/2026 at 8:42 AM
Occupancy Permit (R)	26-001366		224 Winchester Pl	09/01/2026 at 8:42 AM
Occupancy Permit (R)	26-001452		424 Monticello Pl	09/08/2026 at 12:22 PM
Occupancy Permit (R)	26-001445		9449 Marbarry Dr	09/04/2026 at 2:03 PM
Occupancy Permit (R)	26-001485		11S Sapphire Ln	09/09/2026 at 11:24 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26-001505		41-17 Northbrook Cir	09/11/2026 at 1:35 PM
Occupancy Permit (R)	26-001460		17 Hollandia Dr	09/08/2026 at 12:56 PM
Occupancy Permit (R)	26-001503		5207 Loyola Ct	09/11/2026 at 10:30 AM
Occupancy Permit (R)	26-001500	New renter, long acre apartment resort	39-26 Northbrook Cir	09/10/2026 at 4:16 PM
Occupancy Permit (R)	26-001491		9925 South Rd	09/09/2026 at 3:06 PM
Occupancy Permit (R)	26-001464		15 Hollandia Dr	09/08/2026 at 3:02 PM
Occupancy Permit (R)	26-001466		126 Union Hill Rd, B	09/08/2026 at 4:15 PM
Occupancy Permit (R)	26-001490		352 Monticello Pl	09/09/2026 at 3:00 PM
Permanent Sign Permit (C)	26-001561	Install one illuminated wall-mounted channel-letter sign reading “A&A BEAUTY,” 40 feet wide by 3 feet high, centered on the front façade. Replace the existing pole-sign cabinet with one 10-foot-wide by 8-foot-high full-color LED electronic message center, using the existing pole and support structure. Project location: 10231 Lincoln Trail, Fairview Heights, Illinois 62208.	10231 Lincoln Trl	09/30/2026 at 8:37 AM
Permanent Sign Permit (C)	26-001496	Reface existing freestanding sign	10705 Lincoln Trl	09/15/2026 at 9:05 AM
Permanent Sign Permit (C)	26-001495	Installation of (1) illuminated wall sign on West Elevation. 5'8"x38'3-1/8", 229.56sf	10705 Lincoln Trl	09/15/2026 at 9:06 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Permanent Sign Permit (C)	26-001603	Install 2'11" Tall x 9'9" Wide illuminated, raceway mounted channel letters	10040 Lincoln Trl	09/28/2026 at 10:04 AM
Permanent Sign Permit (C)	26-001512	Installation of signs on front elevation: Bob's Discount Furniture "4'4"x 29'3-1/8", 134.42sf and Mattress 1'6"x10'10-1/4", 16.28sf	10705 Lincoln Trl	09/15/2026 at 9:03 AM
Plumbing Permit (C)	26-001438	This a self install Shampoo Bowl. The hookups is already there from the last owner. There’s nothing that needs to be dug into or re-adjusted just need screwed in and hooked up.	10304 Lincoln Trl	09/08/2026 at 1:24 PM
Plumbing Permit (C)	26-001373		327 Lincoln Hwy	09/02/2026 at 12:47 PM
Plumbing Permit (C)	26-001329	Install new water heater and tighten sink faucet	25 Mt Vernon Dr	09/04/2026 at 10:48 AM
Plumbing Permit (C)	26-001410	Installing 50 gal gas water heater	800 Terra Springs Way Dr	09/02/2026 at 12:20 PM
Plumbing Permit (C)	26-001538	Loft 11-Install mixing valve and repipe sink drain	525 Lincoln Hwy , 1	09/17/2026 at 11:24 AM
Plumbing Permit (R)	26-001613	Sewer replacement up to 4' in depth and 60' in length, with installation of full size clean-out. Work also to replace cast iron in crawl space under bathroom and reconnect to existing vents.	9 Sheryl Dr	09/28/2026 at 9:47 AM
Plumbing Permit (R)	26-001447	Break up the basement floor to add plumbing fixtures and an ejector pit.	72 Circle Dr	09/09/2026 at 8:35 AM
Pool Permit (R)	26-001564	Installing Swimming Pool	220 Lake Stratford Dr	09/23/2026 at 8:31 AM
Special Event Permit	26-001559		8 Executive Dr	09/30/2026 at 1:31 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Special Event Permit	26-001550		10338 Lincoln Trl	09/28/2026 at 3:46 PM
Special Event Permit	26-001598		391 Frank Scott Pky East	09/25/2026 at 11:08 AM
Special Event Permit	26-001628		400 Joseph Dr	09/28/2026 at 2:13 PM
Special Event Permit	26-001428		6211 N Illinois St	09/08/2026 at 3:51 PM
Special Event Permit	26-001493		16 16 Executive Dr, Suite 260 , Suite 260	09/16/2026 at 12:54 PM
Special Event Permit	26-001608		10401 Lincoln Trl	09/25/2026 at 11:46 AM
Special Event Permit	26-001607		50 Ludwig Dr	09/25/2026 at 11:34 AM
Temporary Utility Permit	26-001549	Interior exterior paint, exterior grass clean up, exterior replacement door, replacement siding and repair, repair possible replacement deck	221 Orleans Dr	09/17/2026 at 4:51 PM
Yard Sale Permit	26-001511	Yard sale	7465 Timberwolf Trl	09/14/2026 at 8:34 AM

TOTAL

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
				115

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

This report summarizes activity by permit type.

from feed: 09/01/2026 - 09/30/2026

PROJECT TYPE	PASSED	FAILED	# OF RESULTS
Building Permit (C)	9	0	17
Building Permit (R)	29	2	40
Demolition Permit (C)	1	0	1
Demolition Permit (R)	1	0	1
Electrical Permit (C)	15	3	27
Electrical Permit (R)	9	0	9
Mechanical Permit (C)	0	0	1
Occupancy Inspection (R)	60	55	120
Occupancy Permit (C)	4	4	11
Permanent Sign Permit (C)	1	0	1
Plumbing Permit (C)	8	2	10
Plumbing Permit (R)	2	0	2
Solar Permit (R)	3	1	5