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, November 18, 2026 – 7:30 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, October 21, 2026

Parks & Recreation
Alderman Anthony LeFlore, Chairman

1. Director's Report: General discussion regarding items in the Director's Report
2. Construction Update: General discussion regarding construction updates

Development
Alderman Brenda Wagner, Chairman

1. Resolution Establishing STAR Bond District
2. Star Bond District Master Development Agreement
3. Director's Report

Planning
Alderman Frank Menn, Chairman

1. PC 09-26 – Findings of Fact Relating to the Approval of a Zoning Amendment at 113 Briarwood Lane
2. Zoning Board of Appeals - Nothing at this time
3. Director's Report

RETURN TO AGENDA

COMMUNITY COMMITTEE MINUTES
Wednesday, October 21, 2026, 7:00 p.m.
Fairview Heights Library, Lower Level
10025 Bunkum Road
Fairview Heights, IL 62208
Also, Audio & Video Teleconference

Committee Members in attendance – *Jeff Harris, Derrick King, Anthony LeFlore, Frank Menn, Brenda Wagner, Mayor Mark Kupsky, Ex-officio*

Committee Members absent *–none*

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

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

Recorder *– Dena Wylder/Wendi Gorney*

Public Participation

No Public Participation

Approval of September 16, 2026 minutes

A motion was made by Alderman Anthony LeFlore and seconded by Alderman Jeff Harris to approve the September 19, 2026 minutes, with changes reflecting that the Development portion was led by Derrick King while Brenda Wagner's was at IML.
Roll call vote: Aldermen Anthony LeFlore, Jeff Harris, Derrick King, Frank Menn, Brenda Wagner voted yes. Motion carried on 5 yeas.

Parks & Recreation

Alderman Anthony LeFlore, Chairman

Parks and Recreation Director's Report

Director Angela Beaston presented the Director's Report, Facilities Usage Report, and Membership Usage Report to the Committee for review.

Weekly REC Expansion and Pleasant Ridge Park Renovation Update

Director Angela Beaston presented construction updates for the project.

Pleasant Ridge Park has seen many trespassing situations on foot and in golf carts during the construction. She informed the alderman that letters have been sent out to violators and if they continue to trespass harsher consequences will come. This is a matter of safety in and around the construction of the park.

Development

Alderman Brenda Wagner, Chairman

Consideration of the Formation of a STAR Bond District

A motion was made by Alderman Frank Menn and seconded by Alderman Anthony LeFlore to forward to City Council with a recommendation for approval to prepare a resolution establishing the STAR Bond District.

Roll call vote: Aldermen Anthony LeFlore, Jeff Harris, Derrick King, Frank Menn, Brenda Wagner voted yes. Motion carried on 5 yeas.

Technical Services Agreement with PGAV

A motion was made by Alderman Derrick King and seconded by Alderman Anthony LeFlore to recommend that City Council approve entering into an agreement with PGAV for technical services.

Roll call vote: Aldermen Anthony LeFlore, Jeff Harris, Derrick King, Frank Menn, Brenda Wagner voted yes. Motion carried on 5 yeas.

Economic Development Director's Report

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

Planning –

Alderman Frank Menn, Chair

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

A motion was made by Alderman Brenda Wagner and seconded by Alderman Anthony LeFlore to forward to City Council with a recommendation for denial for PC 07-26 at 10218 Lincoln Trail.

Roll call vote: Aldermen Anthony LeFlore, Jeff Harris, Derrick King, Frank Menn, Brenda Wagner voted yes. Motion carried on 5 yeas.

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

A motion was made by Alderman Brenda Wagner and seconded by Alderman Jeff Harris to forward to City Council with a recommendation for denial for PC 08-26 at 10218 Lincoln Trail.

Roll call vote: Aldermen Anthony LeFlore, Jeff Harris, Derrick King, Frank Menn, Brenda Wagner voted yes. Motion carried on 5 yeas.

PC 10-26 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

A motion was made by Alderman Brenda Wagner and seconded by Alderman Derrick King to forward to City Council with a recommendation for approval for PC 10-26 at 10218 Lincoln Trail.

Roll call vote: Aldermen Anthony LeFlore, Jeff Harris, Derrick King, Frank Menn, Brenda Wagner voted yes. Motion carried on 5 yeas.

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

A motion was made by Alderman Brenda Wagner and seconded by Alderman Jeff Harris to forward to City Council with a recommendation for approval for PC 11-26 at 10218 Lincoln Trail.

Roll call vote: Aldermen Anthony LeFlore, Jeff Harris, Derrick King, Frank Menn, Brenda Wagner voted yes. Motion carried on 5 yeas.

DRAFT

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

A motion was made by Alderman Anthony LeFlore and seconded by Alderman Derrick King to forward to City Council with a recommendation for approval of a Special Use Permit for an Automotive Service Station with the Convenience Store as a Planned Development at 311 Salem Place.

Roll call vote: Aldermen Anthony LeFlore, Jeff Harris, Derrick King, Frank Menn, Brenda Wagner voted yes. Motion carried on 5 yeas.

Limited Groundwater Ordinance – 10070 Bunkum Road

A motion was made by Alderman Brenda Wagner and seconded by Alderman Derrick King to forward to City Council with a recommendation for approval the limited groundwater ordinance on 10070 Bunkum Road.

Roll call vote: Aldermen Anthony LeFlore, Jeff Harris, Derrick King, Frank Menn, Brenda Wagner voted yes. Motion carried on 5 yeas.

Zoning Board of Appeals

No cases at this time

Planning Director's Report

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

Motion to adjourn by Alderman Brenda Wagner and seconded by Alderman Jeff Harris. Meeting adjourned at 8:06 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:

PARKS DEPARTMENT:

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 have not been delivered; staff is checking on the status of delivery. 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 Hours: Please be aware, as of October 1st, Moody Park hours revert to the Fall/Winter schedule which will close at 9:00 p.m. each evening.

Holiday Decorations: The Parks Team has been busy decorating the city for the holiday. All decorations are scheduled to be installed by Wednesday, November 25th for the annual Black Friday shopping.

RECREATION DEPARTMENT:

Visit our website at https://fairviewheightsil.gov/parks-rec/ to stay up to date on all our fall and winter programs.

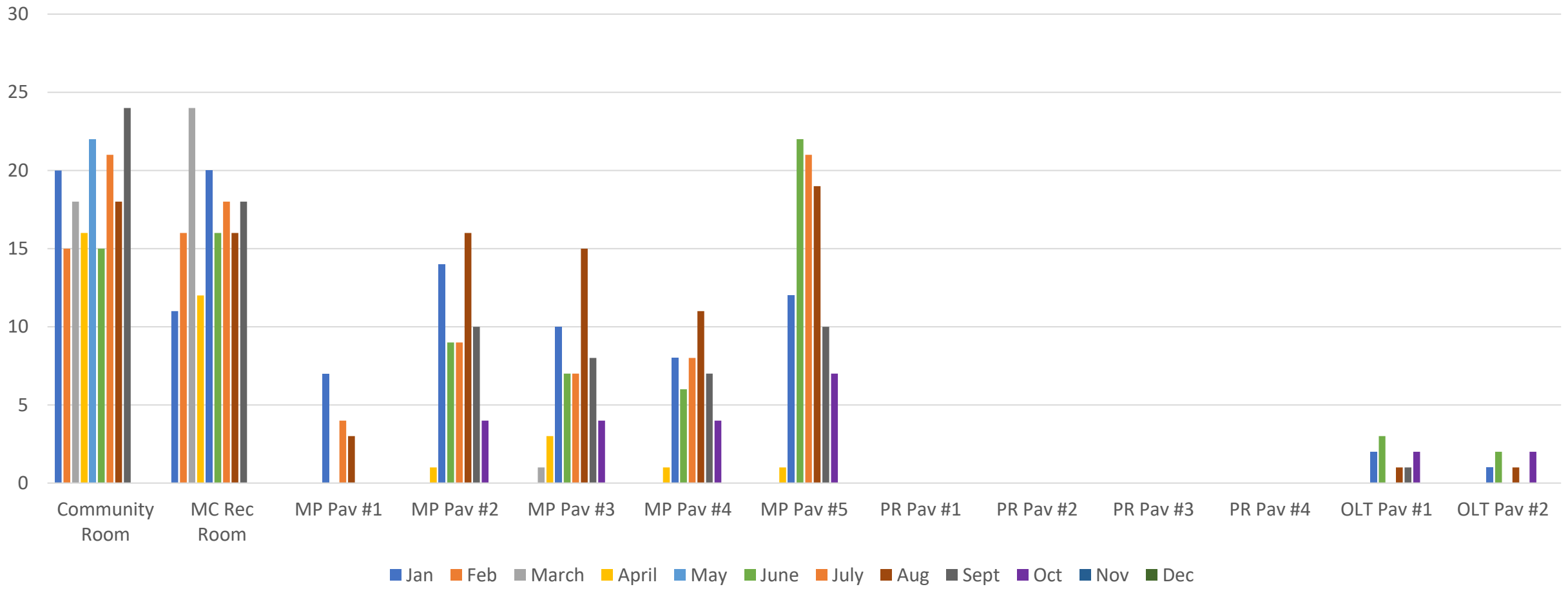
Recreation: The Recreation team had a spooktacular month of Halloween/Fall Events which included a Zombie Zumbathon, the Pumpkin Glow at Moody Park, Track of Treats at The REC and ended with an adult Haunted Halloween tour of Alton.

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

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

Facility Reservations

RETURN TO AGENDA



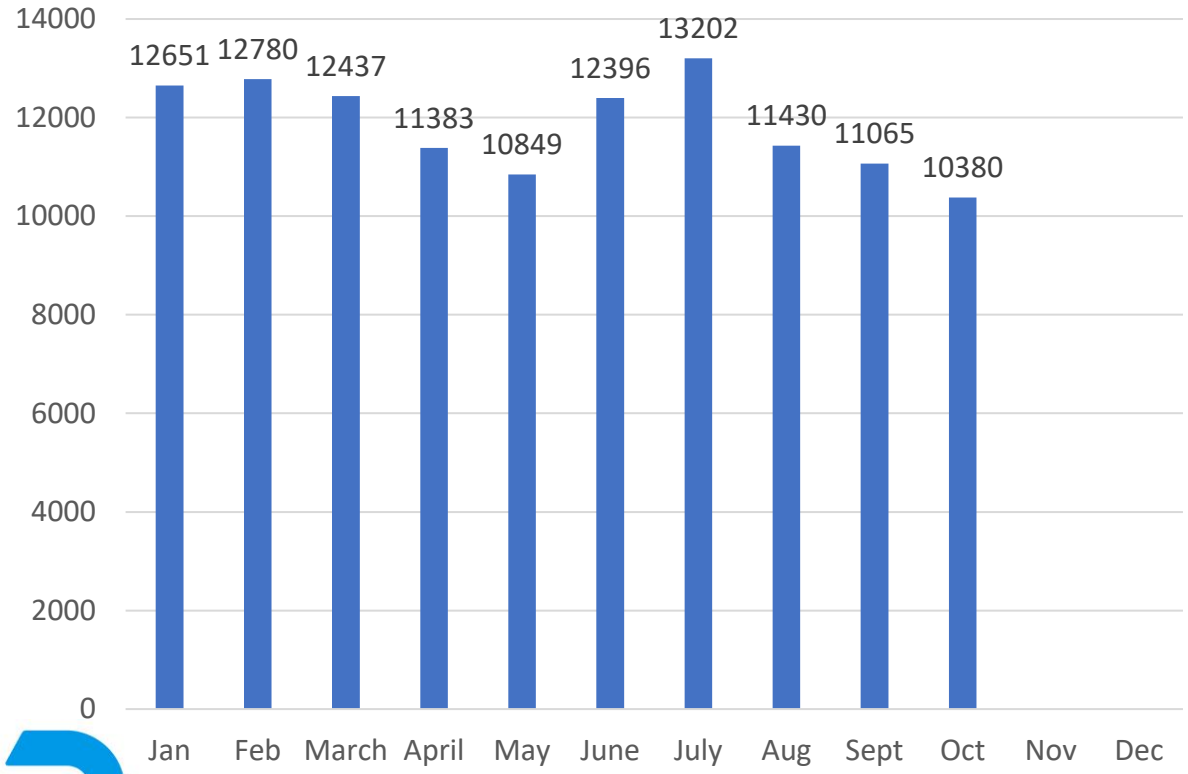
FAIRVIEW HEIGHTS Parks & Recreation

2026 Reservations for facilities.

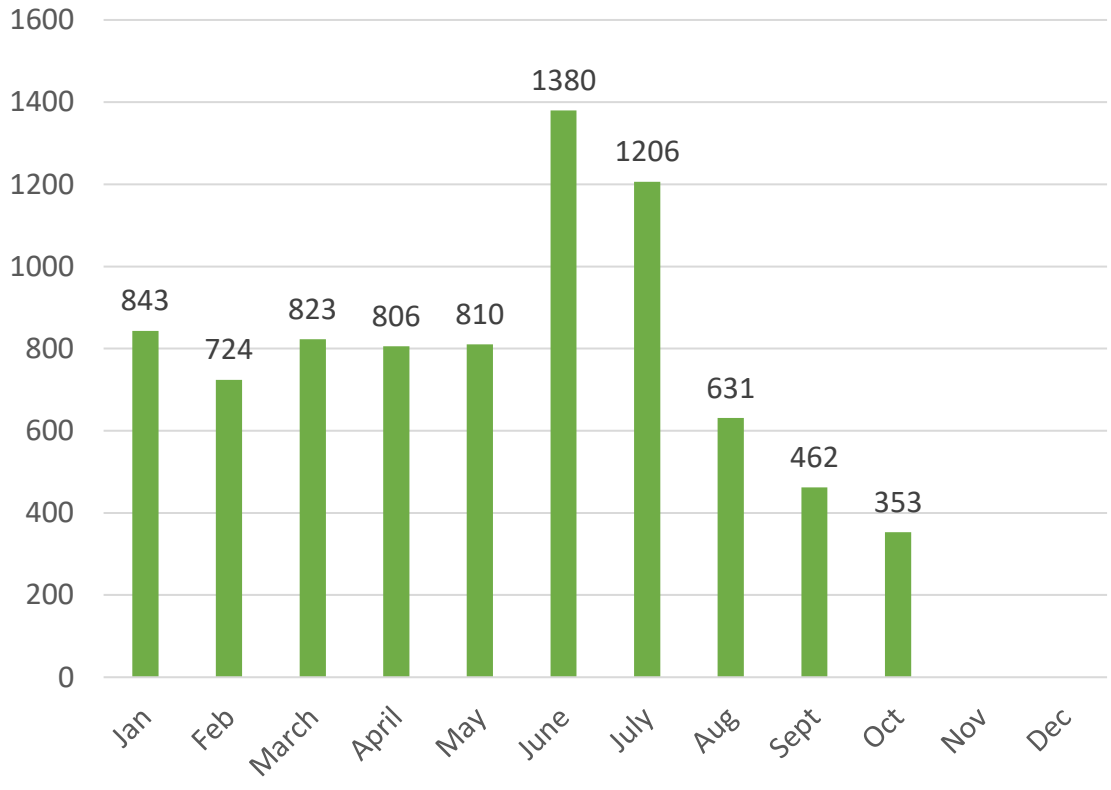
The REC Membership Update

RETURN TO AGENDA

Membership Check-Ins Per Month



Guest Passes Per Month



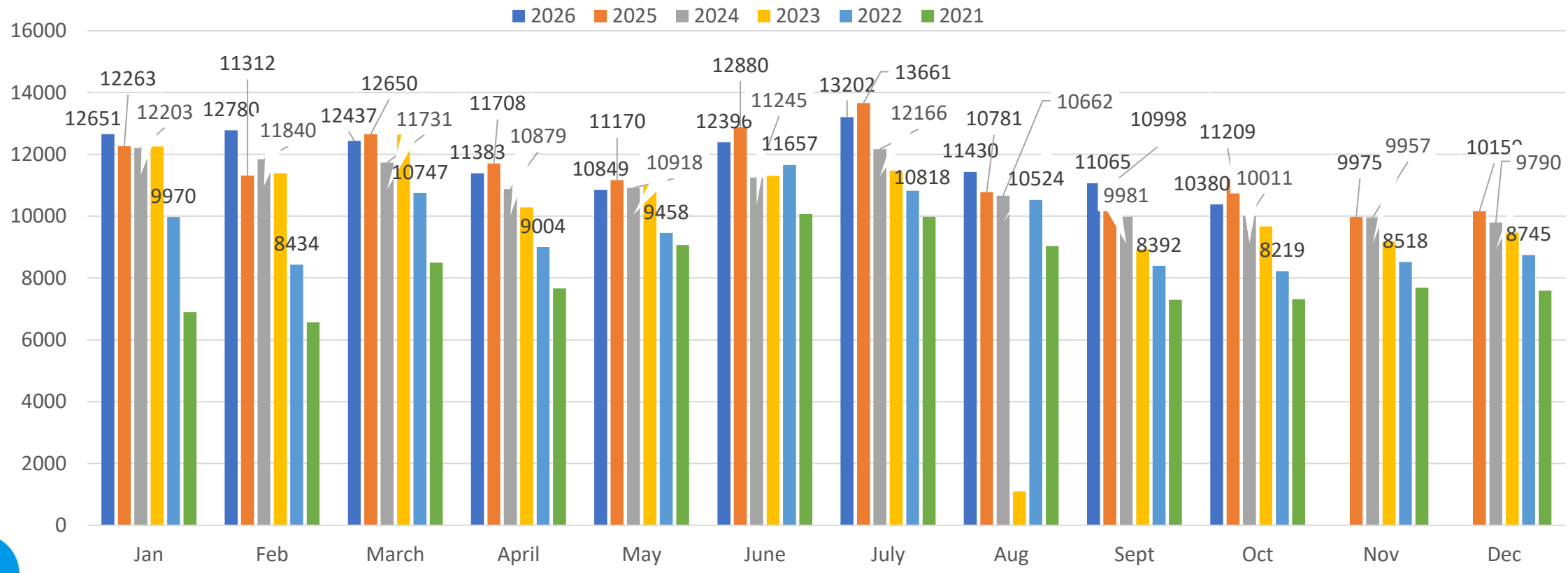
the Rec
Complex of FAIRVIEW HEIGHTS

October 2026 Report

The REC Membership Update Yearly Comparison

RETURN TO AGENDA

Membership Check-Ins Per Month



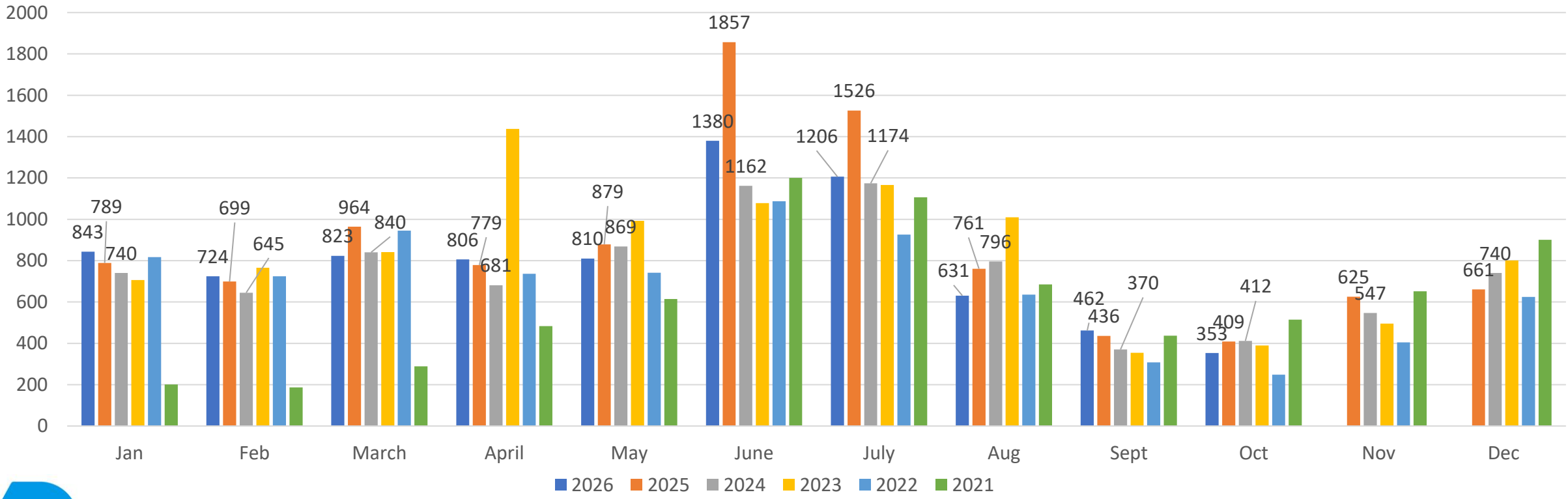
the Rec
Complex of FAIRVIEW HEIGHTS

October 2026 Report

The REC Membership Update Yearly Comparison

RETURN TO AGENDA

Guest Passes Per Month



the Rec
Complex of FAIRVIEW HEIGHTS

October 2026 Report

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: 10/2/2026

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: 19

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	9/28/2026	Yes	82/55	0"	No	
Tuesday	9/29/2026	Yes	86/51	0"	No	
Wednesday	9/30/2026	Yes	95/64	0"	No	
Thursday	10/1/2026	Yes	93/63	0.49"	No	
Friday	10/2/2026	Yes	77/56	0"	No	

WORK IN PROGRESS THIS WEEK

Litteken Construction	Completed the metal roof installation on the dog run, playground, and fire pit polygon structures.
Mueth Excavation	Completed the gutter drains at the Rec.
Mueth Excavation	Began seeding/strawing at the detention pond.
Pyramid Electric	Completed site electric routing at the park.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Mueth Excavation	Complete seeding/strawing at the detention pond.
Next Level Concrete	Begin formwork for the playground pavilion slab and playground sidewalks.
Pyramid Electric	Begin conduit routing for low voltage at the PEMB.
Sangiolo & Baker Masonry	Complete cutting of control joints at the restrooms.

CONCERNS/DELAYS

HOLLAND
BUILT ON INTEGRITY.
Holland Construction Services

Printed on Fri Oct 2, 2026 at 04:28 pm CDT

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

A view after final grading was completed, during seeding and strawing.



The dog run pavilion after roof metal was completed.



HOLLAND
BUILT ON INTEGRITY.
Holland Construction Services

Printed on Fri Oct 2, 2026 at 04:28 pm CDT

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

The playground pavilion after roof metal was completed.



The fire pit pavilion after roof metal was completed.



HOLLAND
BUILT ON INTEGRITY.
Holland Construction Services

Printed on Fri Oct 2, 2026 at 04:28 pm CDT

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

The dog run light pole base after it was poured and forms were stripped.



The fire pit light pole base after electrical rough in and concrete placement.



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: 10/9/2026

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: 19

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	10/5/2026	Yes	80/45	0"	No	
Tuesday	10/6/2026	Yes	82/51	0"	No	
Wednesday	10/7/2026	Yes	90/51	0"	No	
Thursday	10/8/2026	Yes	87/52	0"	No	
Friday	10/9/2026	Yes	90/54	0"	No	

WORK IN PROGRESS THIS WEEK

All American Painting	Began painting the PEMB structure harbor blue.
Litteken Construction	Began installation of the chain link fence posts at the dog run.
Litteken Construction	Began installation of the decorative fence posts at the playground.
Mueth Excavation	Completed seeding/strawing at the detention pond and installed the drainage at the playground area.
Mueth Excavation	Completed the regrading of the fire pit pavilion.
Pyramid Electric	Continued rough in at the park restrooms.
Pyramid Electric	Delivered light poles for the uncovered courts.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Litteken Construction	Continue installation of chain link fencing at the dog run and decorative fencing at the playground.
Next Level Concrete	Begin formwork for the Poligon pavilion slabs at the park.
Right Way Traffic Control	Begin structural steel erection at the Rec.
Sangiolo & Baker Masonry	Complete cutting of control joints at the restrooms.

CONCERNS/DELAYS

Holland Construction Services

Printed on Fri Oct 9, 2026 at 03:04 pm CDT

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

Decorative fence post holes augered around the playground area.



A view of the drainage structure installed at the park playground area.



Holland Construction Services

Printed on Fri Oct 9, 2026 at 03:05 pm CDT

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

Grading at the fire pit pavilion in preparation for slab placement.



An overall view of the Rec site following completion of seeding and strawing.



Holland Construction Services

Printed on Fri Oct 9, 2026 at 03:06 pm CDT

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

Painting of the pre-engineered metal building steel members.



Painting of the pre-engineered metal building steel members.



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: 10/16/2026

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: 21

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	10/12/2026	Yes	93/66	0"	No	
Tuesday	10/13/2026	Yes	95/70	0"	No	
Wednesday	10/14/2026	No	79/72	0.66"	Yes	Rain occurred throughout the day.
Thursday	10/15/2026	No	80/51	0.44"	Yes	Rain occurred throughout the day.
Friday	10/16/2026	Yes	55/38	0"	No	

WORK IN PROGRESS THIS WEEK

All American Painting	Continued painting the PEMB structure harbor blue.
Litteken Construction	Continued installation of the chain link fence posts at the dog run.
Next Level Concrete	Began grading and formwork for the Poligon playground pavilion slab at the park.
Pyramid Electric	Continued rough in at the park Poligon structures.
Sangiolo & Baker Masonry	Completed cutting of control joints at the restrooms.
Right Way Traffic Control	Began structural steel erection at the Rec.
Right Way Traffic Control	Completed Skidmore testing for the Rec structural steel bolt assemblies.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Litteken Construction	Complete installation of chain link fencing at the dog run.
Litteken Construction	Continue decorative fencing installation at the playground.
Litteken Construction	Begin restroom framing.
Mueth Excavation	Complete concrete demo for the generator pad.
Next Level Concrete	Continue formwork for the Poligon pavilion slabs at the park.
Next Level Concrete	Begin formwork for the the sidewalks at the playground.
Pyramid Electric	Complete new conduit routing for the generator pad.
Pyramid Electric	Begin installation of uncovered court lighting.
Right Way Traffic Control	Continue structural steel erection at the Rec.

CONCERNS/DELAYS

HOLLAND
BUILT ON INTEGRITY.
Holland Construction Services

Printed on Fri Oct 16, 2026 at 03:55 pm CDT

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

Steel erection progress this week for the Rec structural steel building.



Steel erection progress this week for the Rec structural steel building.



Holland Construction Services

Printed on Fri Oct 16, 2026 at 03:56 pm CDT

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

Chain link fencing installation at the dog run.



Chain link fencing installation at the dog run.



HOLLAND
BUILT ON INTEGRITY.
Holland Construction Services

Printed on Fri Oct 16, 2026 at 03:58 pm CDT

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

Control joints cut in at the park restrooms prior to cleaning of block.



Formwork for the playground poligon slab.



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: 10/23/2026

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: 21

WEATHER

DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY	NOTES
Monday	10/19/2026	Yes	71/40	0"	No	
Tuesday	10/20/2026	Yes	73/49	0"	No	
Wednesday	10/21/2026	Yes	75/48	0"	No	
Thursday	10/22/2026	Yes	77/50	0"	No	
Friday	10/23/2026	Yes	76/49	0"	No	

WORK IN PROGRESS THIS WEEK

All American Painting	Continued painting the PEMB structure harbor blue.
Litteken Construction	Continued installation of the chain link fence posts at the dog run.
Litteken Construction	Continued decorative fence post installation at the playground.
Litteken Construction	Began restroom framing.
Mueth Excavation	Completed concrete demo for the generator pad.
Next Level Concrete	Continued formwork for the Poligon playground pavilion and sidewalks at the park.
Right Way Traffic Control	Continued structural steel erection at the Rec.

WORK PROJECTED NEXT WEEK (WEATHER PERMITTING)

Litteken Construction	Complete restroom framing and begin installing aluminum screens.
Next Level Concrete	Continue formwork for the Poligon pavilion slabs.
Next Level Concrete	Continue formwork for the the sidewalks at the playground.
Right Way Traffic Control	Continue structural steel erection at the Rec.

CONCERNS/DELAYS

Holland Construction Services

Printed on Fri Oct 23, 2026 at 03:59 pm CDT

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

Formwork for the playground sidewalks.



Framing set on the playground restroom.



HOLLAND
BUILT ON INTEGRITY.
Holland Construction Services

Printed on Fri Oct 23, 2026 at 03:59 pm CDT

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

Stained tongue and groove roof deck after installation.



Framing completed at the special event restroom.



Holland Construction Services

Printed on Fri Oct 23, 2026 at 03:59 pm CDT

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

Progress on the main building structural steel erection.



Fencing installed at the dog run.



RETURN TO AGENDA

RESOLUTION _____

A RESOLUTION APPROVING A MASTER DEVELOPMENT AGREEMENT WITH DEVELOPER XXX IN CONNECTION WITH A STAR BOND DISTRICT

WHEREAS, the City of Fairview Heights, Illinois (the "City") is permitted, pursuant to the Statewide Innovation Development and Economy Act, to promote, stimulate, and develop the general and economic welfare of the State of Illinois (the "State") and its communities and to assist in the development and redevelopment of major tourism, entertainment, retail, and related projects within eligible areas of the State, thereby creating new jobs, stimulating significant capital investment, and promoting the general welfare of the citizens of the State;

WHEREAS, on December 15, 2026, the City approved a resolution establishing a STAR bond district (the "District") and appointing Developer XXX (the "Master Developer"), as the master developer of the District; and

WHEREAS, the City wishes to enter into a master development agreement with the Master Developer in substantially the form of **Exhibit A** attached hereto (the "Master Development Agreement") to govern the District and future STAR bond projects;

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

1. The City Council hereby finds and determines that it is necessary and desirable to enter into the Master Development Agreement with the Master Developer in substantially the form of **Exhibit A**. The Mayor is hereby authorized and directed to execute the Master Development Agreement on behalf of the City. The City Clerk is hereby authorized and directed to attest to the Master Development Agreement and to affix the seal of the City thereto. The Master Development Agreement shall be in substantially the form attached to this Resolution, which Master Development Agreement is hereby approved with such changes therein as shall be approved by the Mayor.

2. The officers, agents and employees of the City are hereby authorized and directed to execute all documents and take such steps as they deem necessary and advisable in order to carry out and perform the purpose of this Resolution and the Master Development Agreement.

3. This Resolution shall be in full force and effect from and after its passage by the Mayor and City Council of the City.

PASSED by the City Council of the City of Fairview Heights, Illinois, this 15th day of December, 2026.

_____
Approved by Mayor

ATTEST:

_____
City Clerk

RETURN TO AGENDA

EXHIBIT A

MASTER DEVELOPMENT AGREEMENT

MASTER DEVELOPMENT AGREEMENT

THIS MASTER DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into as of this 15th day of December, 2026, by and between the City of Fairview Heights, Illinois, an Illinois municipality (the "City") and Developer XXX, an [State Name] limited liability company (the "Master Developer").

RECITALS

A. The State of Illinois (the *"*State*"*) has enacted the Statewide Innovation Development and Economy Act (the *"*Act*"*) to promote, stimulate, and develop the general and economic welfare of the State and its communities and to assist in the development and redevelopment of major tourism, entertainment, retail, and related projects within eligible areas of the State, thereby creating new jobs, stimulating significant capital investment, and promoting the general welfare of the citizens of the State.

B. The Act authorizes municipalities and counties to establish sales tax and revenue ("STAR") bond districts and issue STAR bonds to finance STAR bond projects.

C. The Mayor and City Council of the City (the "City Council") desires to establish a STAR bond district (the "District") within the City in furtherance of the purposes of the Act.

D. The District must be located in a contiguous area with at least 10,000 residents within a 5-mile radius, be located no more than 15 miles from a State highway or federal interstate highway, and have at least 50% of its area located within an underserved area when the STAR bond district plan is submitted.

E. The City has demonstrated a reasonable expectation of (a) producing a capital investment of at least $30,000,000, (b) generating at least $60,000,000 in projected annual gross sales, and (c) creating at least 300 new full-time jobs.

F. On December 26, 2026, the Mayor provided notice to the Director of the Illinois Department of Commerce and Economic Opportunity and the Director of Illinois Department of Revenue of the City's intention to establish the District.

G. On November 4, 2026, the City Council adopted a resolution considering the establishment of the District and calling a public hearing to consider the establishment of the District on December 1, 2026, at 7:00 p.m. at City Hall ("Public Hearing Resolution").

H. The Public Hearing Resolution was (a) sent by certified mail, return receipt requested, to the Chairman of the St. Clair County Board and to each person or persons in whose name the general taxes for the last preceding year were paid on each parcel of land lying within the District within 10 days following the date of the adoption of the Public Hearing Resolution, and (b) published in the *[name of newspaper]* on November 19, 2026.

I. At the public hearing, the City presented the STAR Bond District Plan (the "District Plan") and, following the presentation, all interested persons were given an opportunity to be heard.

J. On December 15, 2026, the City Council adopted a resolution approving the District Plan, making certain findings required by the Act, appointing the Master Developer as master developer, establishing the District contingent upon approval of the State.

K. The Mayor and Director of Land Use and Economic Development are authorized to apply to the State and seek their approval of a STAR District within the City.

L. The City and Master Developer desire to enter into this Agreement to govern the District and any STAR bond projects.

AGREEMENT

Now, therefore, in consideration of the premises and mutual promises contained herein and other good and valuable considerations, the adequacy and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Section 1. Definitions. Words and terms used but not otherwise defined herein shall have the meanings set forth in the Act.

Section 2. District and STAR Bond Projects. The City and the Master Developer agree that this Agreement will govern the District and any STAR bond projects therein. The City will consider amendments to this Agreement proposed by the Master Developer relating to incentives for STAR bond projects, including the issuance of STAR bonds. The Master Developer agrees and acknowledges that the execution of this Agreement does not approve any development incentives for any STAR bond project or constitute any intent of the City to approve such development incentives in the future. No amendment to this Agreement shall be entered into unless the City Council, in its legislative discretion, approves the amendment.

Section 3. Ecological Impact. The Master Developer will ensure compliance with the following requirements to reduce the ecological impact of the District development: (a) inclusion of pollution prevention, erosion, and sedimentation control plans during construction; (b) protection of endangered species' habitat and wetlands mitigation; (c) preservation of at least 20% of the District as green space, including lawns, parks, landscaped areas, paths, lakes, ponds, and other water features; (d) promotion of the use of renewable energy to the extent commercially feasible; (e) implementation of recycling programs during construction and at completed STAR bond projects; (f) preservation of water quality and promotion of water conservation through the use of techniques such as reusing storm water and landscaping with native and low-maintenance vegetation to reduce the need for irrigation and fertilization; (g) inclusion of comprehensive lighting programs that reduce light pollution within the District; and (h) promotion of shared parking between different users to reduce the impact on project sites.

Section 4. Development Requirements and Penalties. The Master Developer acknowledges (a) the requirements under Section 5-20(g) of the Act relating to job creation, total development costs and compliance with obligations under written agreements between the State and the Master Developer, and (b) the potential payment of penalties to the State if such requirements are not satisfied. The Master Developer shall not be liable for the penalties set forth in the Act if the breach of agreement, failure to reach the required amount in total development costs, or failure to create the required number of jobs is due to delays caused by force majeure. For purposes of this Section, the term "force majeure" shall mean damage or destruction by fire or casualty; strike; lockout; civil disorder; acts of terrorism; significant escalation of hostilities involving U.S. armed forces; lack of issuance of any permits and/or legal authorization by the governmental entity necessary for the Master Developer to proceed with construction of the applicable portion of any STAR bond project, including rezoning and approval of site plans (but only if the Master Developer files all necessary documentation relating thereto in a timely manner); shortage or delay in shipment of material or fuel; acts of God; unusually adverse

weather or wet soil conditions; or other causes beyond the reasonable control of the Master Developer, including, but not limited to, any litigation, court order or judgment resulting from any litigation affecting the validity of the District, any STAR bond project, the issuance or validity of any STAR bonds, this Agreement or any other litigation that adversely affects the development of the District. Notwithstanding the foregoing, the parties agree that economic conditions, market conditions, financial conditions, lender restrictions, lack of tenant interest, and similar conditions or events do not constitute events of force majeure hereunder. The parties further agree that, to the best of their knowledge, no event of force majeure exists at the time of execution of this Agreement.

Section 5. Annual Report. For each STAR bond project financed with STAR bonds payable from the pledged STAR revenues, the City shall prepare and submit to the Department, the Department of Revenue, the Office of the Governor, and the Governor's Office of Management and Budget by June 1 of each year a report describing the status of the STAR bond project, any expenditures of the proceeds of STAR bonds that have occurred for the preceding calendar year, and any expenditures of the proceeds of the bonds expected to occur in the future, including the amount of pledged STAR revenue, the amount of revenue that has been spent, the projected amount of the revenue, and the anticipated use of the revenue. Each annual report shall be accompanied by an affidavit of the Master Developer certifying the contents of the report as true to the best of the Master Developer's knowledge. The Department shall have the right, but not the obligation, to request the Auditor General to review the annual report and the City's records containing the source information for the report for the purpose of verifying the report's contents. If the Auditor General declines the request for review, the Department shall have the right to select an independent third-party auditor to conduct an audit of the annual report and the City's records containing the source information for the report. The reasonable cost of the audit shall be paid by the Master Developer. The City grants the Department and the Auditor General the right to review its records containing the source information for the report.

Section 6. Codevelopers. The Master Developer may develop STAR bond projects on its own or it may sell, lease, or otherwise convey property interest in the District to codevelopers. The Master Developer may enter into one or more agreements with a codeveloper in connection with a STAR bond project, and the master developer may request that the City become a party to the project development agreement, or the master developer may request that the City amend its master development agreement to provide for certain terms and conditions that may be related to the codeveloper and the STAR bond project. For any project development agreement to which the City would be a party or for any amendments to the master development agreement, the terms and conditions must be acceptable to both the master developer and the City. The State shall receive a copy of the master development agreement and any amendments. Currently, the City has identified Developer YYY as a codeveloper and the City is identified as a codeveloper.

Section 7. Right of Termination. The City or the Master Developer may terminate this Agreement by providing 30 days written notice to the other party that it intends to terminate this Agreement, provided however, that if terminated, Developer XXX shall still remain Master Developer of the District.

Section 8. Remedies. In the case of any default in or breach of any term or condition of this Agreement by either party, the defaulting or breaching party shall, upon written notice from the other party specifying such default or breach, cure or remedy such default or breach within 30 days after receipt of notice (or such longer period as shall be reasonably required to cure such default, provided that (a) the breaching party has commenced such cure within said 30-day period, and (b) the breaching party diligently prosecutes such cure to completion. If such cure or remedy is not taken or not diligently pursued, or the default or breach is not cured or remedied as provided above, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including, but not limited to proceedings to compel specific performance by the defaulting or breaching party or to terminate this Agreement. The Master Developer shall pay all costs of the

prevailing party in any such action under this Section.

Section 9. Representatives Not Personally Liable. No elected or appointed official, agent, employee or representative of the City shall be personally liable to the Master Developer in the event of any default or breach by any party under this Agreement, or for any amount which may become due to any party or on any obligations under the terms of this Agreement.

Section 10. Enforcement of Agreement. The parties hereto agree that irreparable damage would occur in the event any provision of this Agreement was not performed in accordance with its specific terms or was otherwise breached. It is accordingly agreed that the parties shall be entitled to obtain an injunction or injunctions to prevent breaches of this Agreement and to enforce specifically the terms and provisions hereof.

Section 11. No Waiver of Sovereign Immunity. Nothing in this Agreement shall be construed or deemed to constitute a waiver of the City's sovereign immunity.

Section 12. Representations of the City. The City makes the following representations and warranties, which are true and correct to the City's actual knowledge on the date hereof:

(a) *No Violations.* The execution and delivery of this Agreement, the consummation of the transactions contemplated thereby, and the fulfillment of the terms and conditions hereof do not and will not conflict with or result in a breach of any of the terms or conditions of any agreement or instrument to which it is now a party, and do not and will not constitute a default under any of the foregoing.

(b) *No Litigation*. To the best of the City's knowledge, no litigation, proceedings or investigations are pending or, to the knowledge of the City, threatened against the City with respect to the District or this Agreement. In addition, no litigation, proceedings or investigations are pending or, to the knowledge of the City, threatened against the City seeking to restrain, enjoin or in any way limit the approval or issuance and delivery of this Agreement or which would in any manner challenge or adversely affect the existence or powers of the City to enter into and carry out the transactions described in or contemplated by the execution, delivery, validity or performance by the City of, the terms and provisions of this Agreement.

(c) *Governmental or Corporate Consents*. No consent or approval is required to be obtained from any governmental body or corporate entity in connection with the execution and delivery by the City of this Agreement, except approval by the State of the establishment of the District as required by Section 5-20(f) of the Act.

(d) *No Default*. No default or event of default has occurred and is continuing, and no event has occurred and is continuing which with the lapse of time or the giving of notice, or both, would constitute a default or an event of default in any material respect on the part of the City under this Agreement.

Section 13. Representations of the Master Developer. The Master Developer makes the following representations and warranties, which representations and warranties are true and correct to the Master Developer's actual knowledge on the date hereof:

(a) *No Violations.* The execution and delivery of this Agreement, the consummation of the transactions contemplated thereby, and the fulfillment of the terms and conditions hereof do not and will not conflict with or result in a breach of any of the terms or conditions of any corporate or organizational restriction or of any agreement or instrument to which it is now a party, and do not and will not constitute a default under any of the foregoing.

(b) *No Litigation*. No litigation, proceedings or investigations are pending or, to the knowledge of the Master Developer (including the knowledge of any member of the Master Developer executing this Agreement), threatened against the Master Developer (or any member of the Master Developer) or the District. In addition, no litigation, proceedings or investigations are pending or, to the knowledge of the Master Developer (including the knowledge of any member of the Master Developer executing this Agreement), threatened against the Master Developer (or any member of the Master Developer) seeking to restrain, enjoin or in any way limit the approval or issuance and delivery of this Agreement or which would in any manner challenge or adversely affect the existence or powers of the Master Developer (or any member of the Master Developer) to enter into and carry out the transactions described in or contemplated by the execution, delivery, validity or performance by the Master Developer (or any member of the Master Developer) of, the terms and provisions of this Agreement.

(c) *Governmental or Corporate Consents*. No consent or approval is required to be obtained from, and no action need be taken by, or document filed with, any governmental body or corporate entity in connection with the execution, delivery and performance by the Master Developer of this Agreement, except for consents that must be secured subsequent to the execution of this Agreement.

(d) *No Default*. No default or event of default has occurred and is continuing, and no event has occurred and is continuing which with the lapse of time or the giving of notice, or both, would constitute a default or an event of default in any material respect on the part of the Master Developer under this Agreement, or any other material agreement or material instrument to which the Master Developer is a party or by which the Master Developer is or may be bound.

(e) *Compliance with Laws*. The Master Developer is in compliance with all valid laws, ordinances, orders, decrees, decisions, rules, regulations and requirements of every duly constituted governmental authority, commission and court applicable to any of its affairs, business, operations as contemplated by this Agreement.

(f) *Control of Property*. The Master Developer owns or has control of, through purchase agreements, option contracts, or other means, not less than 50% of the acreage within the District.

(g) *Project Labor Agreement.* The Master Developer has executed a Project labor agreement for the construction of future improvements within the District and such Project labor agreement includes the following: (1) a provision establishing the minimum hourly wage for each class of labor organization employee; (2) a provision establishing the benefits and other compensation for each class of labor organization employee; (3) a provision requiring that no strike or dispute will be engaged in by the labor organization employees; (4) a provision requiring that no lockout or dispute will be engaged in by the general contractor and all subcontractors building the project; and (5) a provision establishing goals for apprenticeship hours to be performed by minority persons and women and goals for total hours to be performed by minority persons and women, as those terms are defined in the Business Enterprise for Minorities, Women, and Persons with Disabilities Act.

Commented [AS1]: Do we need this?

Section 14. Notices. Any notice, demand or other communication required by this Agreement to be given by one party hereto to another shall be in writing and shall be sufficiently given or delivered if dispatched by certified United States first class mail, postage prepaid, delivered personally, or transmitted electronically (and receipt confirmed by telephone):

(a) If to the City:

City of Fairview Heights, Illinois
10025 Bunkum Road
Fairview Heights, Illinois 62208
ATTN: Mayor and Director of
Land Use and Economic
Development

with a copy to:

[City legal counsel information here]

(b) If to the Master Developer:

[Developer XXX information here]

with a copy to:

[Codeveloper information here]

or to such other address with respect to either party as that party may, from time to time, designate in writing and forward to the other as provided in this paragraph. A duplicate copy of each notice or other communication given hereunder shall be given to each other party.

Section 15. Choice of Law. This Agreement shall be taken and deemed to have been fully executed, made by the parties in, and governed by the laws of State for all purposes and intents. Any action arising out of, or concerning, this Agreement shall be brought only in the Circuit Court of Madison County, Illinois. All parties to this Agreement consent to the jurisdiction and venue of such court.

Section 16. Entire Agreement; Amendment. The parties agree that this Agreement constitutes the entire agreement among the parties and that no other agreements or representations other than those contained in this Agreement have been made by the parties. This Agreement shall be amended only in writing and effective when signed by the authorized agents of the parties.

Section 17. Counterparts. This Agreement is executed in multiple counterparts, each of which shall constitute one and the same instrument.

Section 18. Severability. If any term or provision of this Agreement is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect, to the extent the remainder can be given effect without the invalid provision.

RETURN TO AGENDA

IN WITNESS WHEREOF, the City and the Master Developer have caused this Agreement to be executed in their respective names and the City has caused its seal to be affixed thereto, and attested as to the date first above written.

CITY OF FAIRVIEW HEIGHTS, ILLINOIS

By: _____
Name: Mark Kupsky
Title: Mayor

[SEAL]

ATTEST:

By: _____
Name: Karen Kaufhold
Title: City Clerk

Developer XXX

By: _____
Name: _____
Title: _____

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) – November 2026
Date: November 16th, 2026

Major Department Activities

Ribbon Cuttings & Special Events

- Tree Lighting & Winter Family Festival – Saturday, November 7 – Market Place
- Santa Parade – Wednesday, November 18 – St. Clair Square
- Ribbon Cutting – Parkway Gardens Senior Living – 379 Fountains Parkway – November 10th
- Recognition – The Lincoln Trail Great Streets Plan has been awarded the East-West Gateway *Outstanding Local Government Achievement Award* – 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.
- 6211 N IL St. – Take 5 – construction plans have been submitted.
- 6101 N IL St. – Sketchers – construction plans have been submitted.
- Taco Spot – Lakeland Square – construction plans have been approved.
- DTLR – St. Clair Square – sneaker and streetwear retailer recently opened.
- 10850 – Fmr Big Lots – Ollie's Good Stuff Cheap has recently submitted tenant improvement plans for a building permit
- 5 Marxer Place – Home Turf – construction continues steadily, target opening remains the beginning of 2027.

Marketing

- The Department successfully hosted its second Tree Lighting & Winter Family Festival Saturday, November 7. Post-event evaluations are currently underway, but have shown strong positive feedback from the community and vendors in attendance.

- The Department will also host the Santa Parade on November 13 at 6:00pm at St. Clair Square. All members of Council are encouraged to attend.
- The Department accepted the *Outstanding Local Government Achievement Award* by the East-West Gateway Council of Governments on Friday, November 13th, for the Lincoln Trail Great Streets Plan. This recognition reflects the strength and vision of the plan and is a significant achievement for the residents, businesses, and community partners who helped shaped it.
- 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.

Business Recruitment, Retention & Incentives

- The Department continues to work towards securing a STAR Bond (Sales Tax and Revenue Bond), a financial incentive designed to attract regional entertainment and retail destination to the City.
- Ryan is currently pursuing his Chancellor's Certificate in Planning & Zoning at University of Missouri St. Louis (UMSL).
- 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.
- Dallas met with the development team for the 159/50 development project multiple times.
- Dallas met with L3 to discuss future tenancy.
- Dallas and Ryan met with a prospective tenant for the former Burlington box.

Please let me know if there are questions or concerns.

RETURN TO AGENDA

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

RESOLUTION PC 09-26

A RESOLUTION ADOPTING FINDINGS OF FACT RELATING TO APPROVAL OF A ZONING AMENDMENT FROM R3 TO CONSERVATION LOCATED AT 100 BRIARWOOD LN

WHERE AS, Frank Menn, hereinafter referred to as the "Applicant," applied for a Zoning Amendment for approval to rezone a parcel from R3 – Residential to C - Conservation at parcel number 03-20.0-401-012, commonly known as 100 Briarwood Ln; and

WHEREAS, the Fairview Heights Development Code requires that a zoning modification be considered by the Planning Commission and approved by City Council;

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

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

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

2. That the subject property is zoned "R3" Single Family Residential District and the applicant is requesting a modification to "C" Conservation District.

3. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this approval.

4. That the Director of Land Use and Development, and his designee, shall have the right to inspect the premises for compliance and safety purposes.

5. That this Approval shall automatically expire if the use is not initiated within one year of City Council Approval.

6. That the Applicant shall obtain all required permits and comply with all ordinances and codes.

RETURN TO AGENDA

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Linda Hoppe upon vote being taken thereon, the following voted in favor thereof: Pat Herrington, Terry Fowler, Pat Weseman, Linda Hoppe, Sunyatta McDermott, Rich Baldwin, and Ashley Hutchison

And the following voted against the same: None

And the following abstained: None

And the following were absent: Janice Petroff, Kelly Smith, and Bill Hopkins

Whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission, this the 10 day of November 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 09-26

REQUEST: Zoning Amendment to change zoning designation from "R3" Single Family Residential District to "C" Conservation District. Also identified by St. Clair County PIN(s) 03-20.-401-029. *VOTE REQUESTED.*

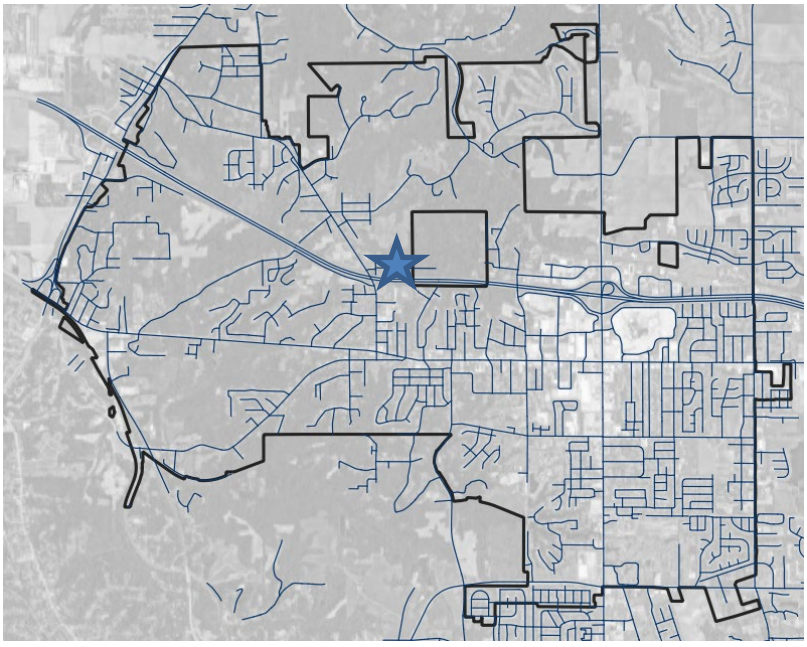
APPLICANT NAME: Frank Menn

MEETING DATE: November 10, 2026

ZONING: R3 –Single Family Residential District

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

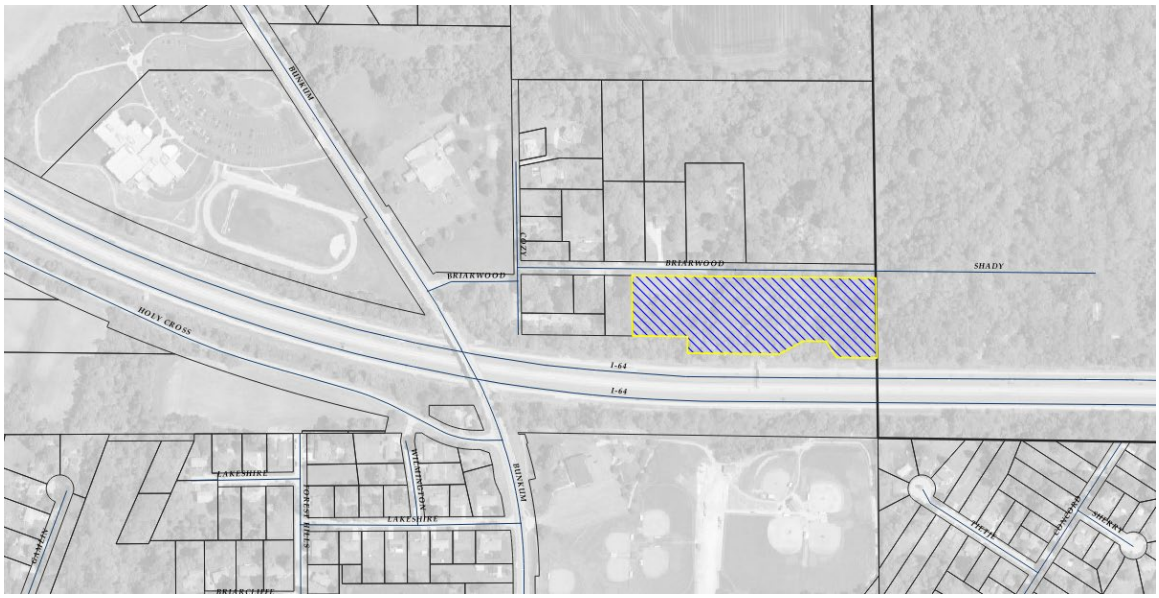
GENERAL LOCATION:



STAFF ADVISORY

1. BACKGROUND

The subject property is located in the west part of the City, north of Interstate 64 and east of Bunkum Rd. The parcels consist of 5.3 acres and includes forest land.



The property is zoned "R3" Single Family Residential, which is intended to provide for high density development on smaller lots than is provided for in the medium-density district, while securing such characteristics as outlined in the R-1 district, including related recreational and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment.

The applicant is seeking an amendment to the zoning map to change the zoning designation to "C" Conservation. This district encompasses areas that are presently undeveloped or sparsely developed and that, for various reasons, should remain so for the foreseeable future. Tracts of land in this district, which provide the City with valuable natural resources, open space and aid in maintaining the stability of the natural environment, should be preserved and protected. Tracts of land in this district, which are fertile and relatively level, may best be suited for agricultural pursuits. Other tracts in this district may have such poor soils, steep slopes, inadequate natural drainage or other problems, so that the provision and maintenance of roads, utilities and storm water drainage systems would present an impractical or burdensome expenditure of public funds for the provision of necessary supporting roads and public facilities. It is the purpose of this district to provide for appropriate densities to preserve and enhance the natural conditions of such areas and to reduce the disproportionate cost of public facilities, by providing for appropriate uses and density patterns.

The applicant submitted this petition in order to preserve the land in its state. The applicant does intent to construct an agricultural use barn on the property to store equipment utilized in the preservation of the land.

2. DISCUSSION

Context

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

Zoning: Site and Surrounding Areas

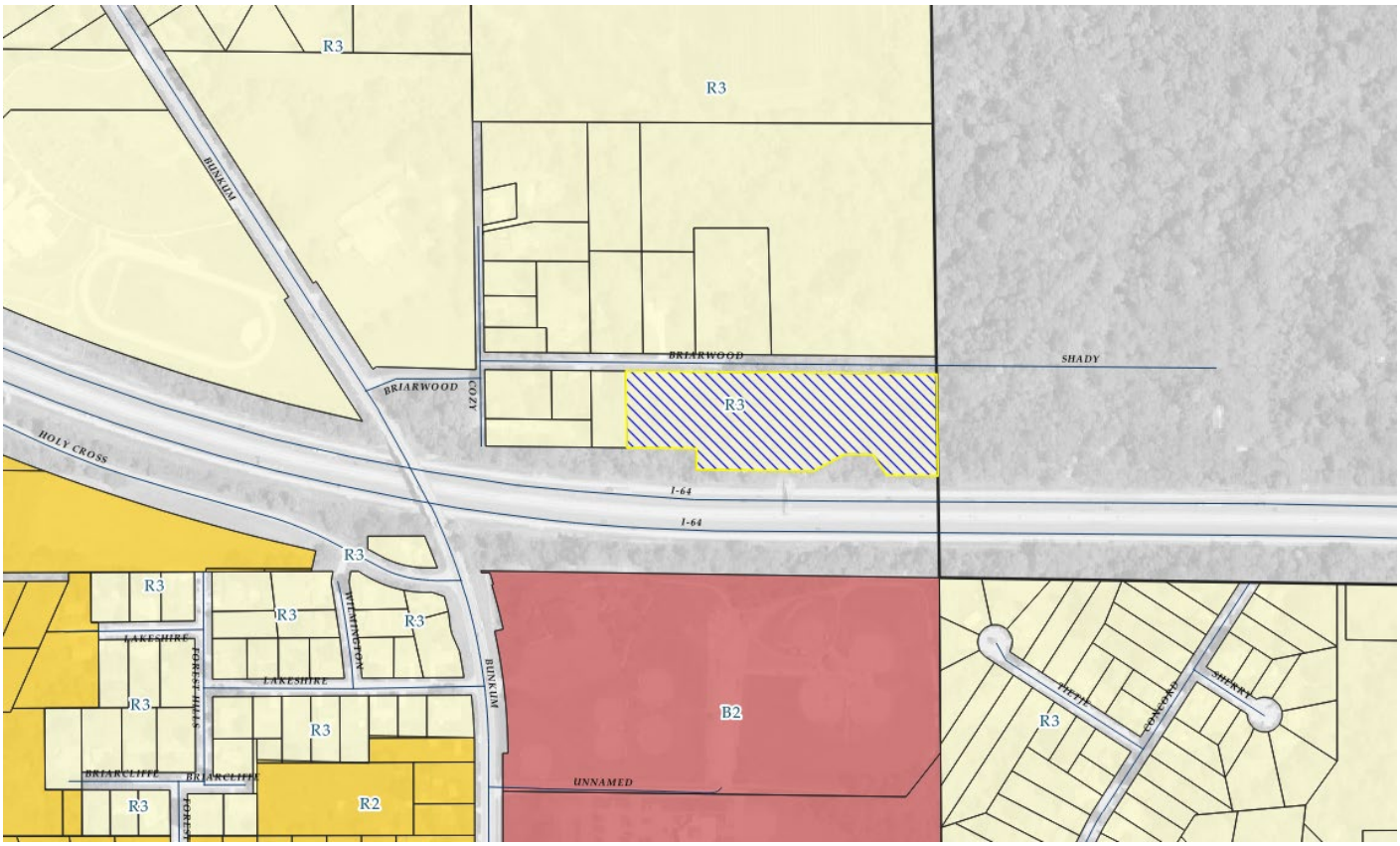
The zoning and land uses of adjoining and surrounding properties are as follows:

North: R-3 – Single Family Residential District;

South: RB-2 – Office Business District;

West: R-3 – Single Family Residential;

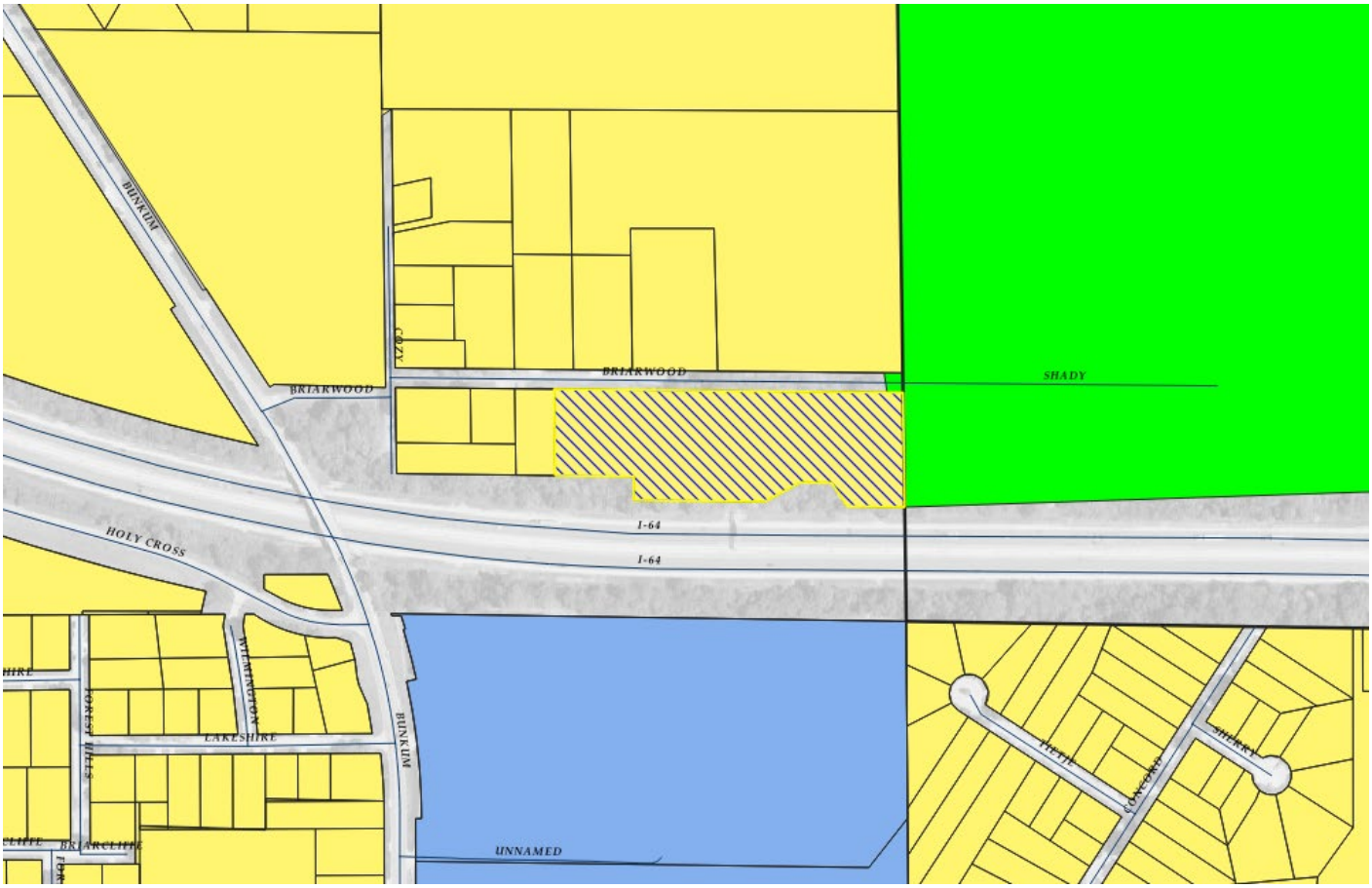
East: Unincorporated St. Clair County - Agricultural



Future Land Use: Site and Surrounding Areas

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

Given the topography and utility limitations on the subject site consideration should be given to less dense future development therefore, the proposed use conforms with the Comprehensive Plan.



Site Photograph



Planning Considerations

I. **Analysis: Site Development**

The applicant is seeking to rezone the subject site to preserve open space. In deliberations the Planning Commission shall consider if the rezoning is in the best interest for the community and serves as the highest and best use of the subject site.

Exhibits

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

RETURN TO AGENDA

APPLICATION FOR ZONING AMENDMENT

08/26/26 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: PC09-26
RESUBMITTALS RECEIVED/DATE:	APPLICATION FEES PAID (*$150 + $25 per acre above one acre*):
ZONING DISTRICT: R-3	DATE PUBLIC NOTICE SIGN POSTED: 10/26
DATE SET FOR HEARING: ~~10/13/26~~ 11/10/26 Per applicant request	NEWSPAPER NAME AND PUBLICATION DATE: The Tribune
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_____/_____
DATE OF MEETING: ~~10/13/26~~ 11/10/26	RESOLUTION NUMBER: *(Maintain copy with LUD file)*

Map Amendments (Rezoning) and Text Amendments 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.
3. Posting a public hearing notice sign on the subject property; providing photographic evidence of same.
4. Newspaper public notification fee.
5. Narrative describing the request and justification for same.

RETURN TO AGENDA

TYPE OF REQUEST

1. Text Amendment: ( )

Section to be Revised:
Proposed Amendment: Currently zoned R3- Single Family Residential. Would like to zone to "C" Conservation.

2. Map Amendment (Rezoning): ( )

Property Address: Parcel # 032-0040-1029
Parcel ID: 5.31 acreage
Legal Description:
Present Use: vacant lot
Proposed Use:
proposed use: Farm land / agricultural

Map Amendment Submittal Requirements:

1. Zoning Map-drawn to scale with proposed zoning designation depicted, and the following information:
   - Location and dimensions of lot, structures, and vehicular use areas
   - Location of public and/or private utilities and facilities serving the subject area; including water supply, sewage, and drainage facilities
   - Surrounding Parcels with Zoning Designation
   - Legal description
   - Any additional information as may be reasonably required by the Land Use and Development Department
2. Photographs- aerial and/or ground-level photographs of the site
3. 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.*

RETURN TO AGENDA

CONTACT INFORMATION

Property Owner(s): Mennville Enterprise LLC
Mailing Address: 100 Briarwood Lane Fairview Heights IL 62208
Phone: 618-401-7166
E-Mail: frankmm@mrosystems.net

Applicant/Agent: Frank Menn
Relationship to owner: self
Mailing Address: 100 Briarwood Lane, Fairview Heights, IL 62208
Phone:
E-Mail: Same as above

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.

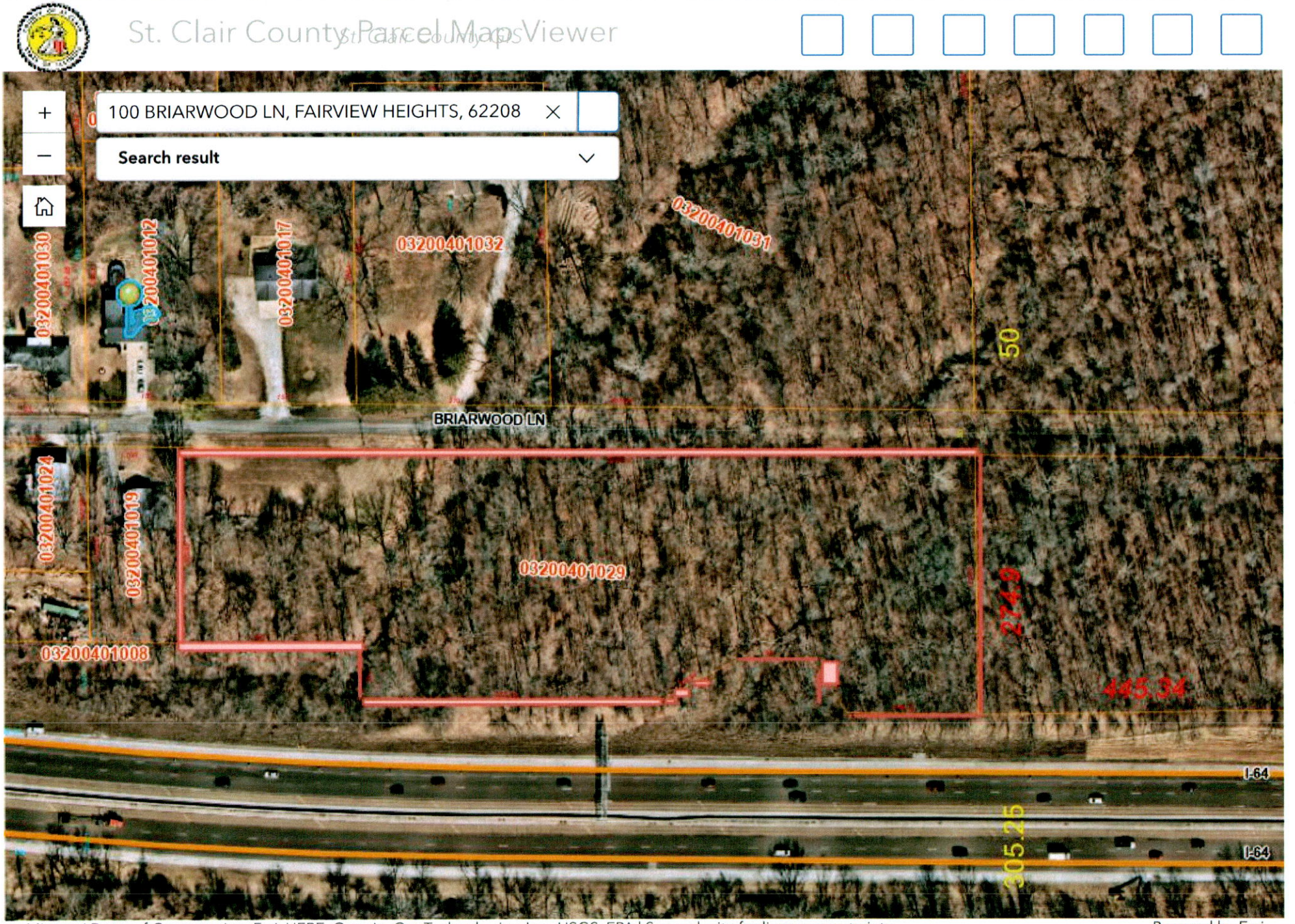
I consent that the entry upon the premises described in this application by an authorized official of Fairview Heights, Illinois for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

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

Signature of Owner: Frank Menn Date: 8-26-26
Printed Name: Frank Menn

Signature of Applicant: _____ Date: _____
Printed Name:

RETURN TO AGENDA



Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | See web site for license constraints.

Powered by Esri

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, November 10, at 7:00 p.m. This meeting will be held both in person at the Fairview Heights City Hall, 10025 Bunkum Road, 62208, and virtually. Parties interested in attending the meeting virtually should contact Dallas Alley, Director of Land Use and Development, at (618) 489-2061 or alley@cofh.org for instructions and visit the City's website for an agenda and meeting materials at www.cofh.org.

At this meeting, the Commission will consider a Zoning Amendment in the "R3" – Single Family Residential zoning district, also identified by St. Clair County PIN(s) 03-20.0-401-012.

Request was made by Frank Menn – 100 Briarwood Ln, Fairview Heights, IL.

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

Dated this October 26.

FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Dallas Alley, Director of Land Use & Development

PC 09-26

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) – October 2026
Date: November 16, 2026

Major Department Activities.

Planning and Zoning

- The Planning Commission considered three cases in October:
    - PC 10-26, Special Use Permit for 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.
    - PC 11-26, Minor Subdivision Plat for 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.
    - PC 12-26, Special Use Permit for 311 Salem Place, Fairview Heights. Also identified by St Clair County PIN(s) 03-22.0-300-024,03-22.0-300-025.
- The Zoning Board of Appeals did not meet in October.

Plan Review

- Commercial Plan Review in the pre-permitting phase
    - 6203 N Illinois St (Chick-Fil-A) – Tenant Remodel – Ward 3 **(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
    - 6004 N Illinois St (Captain D's) – Tenant Remodel – Ward 4

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 09-26

Planning Commission held the necessary public meeting to discuss a zoning amendment request for 113 Briarwood Lane (PPN: 03-20.0-401-029) 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 09-26 with the recommendation of approval.**

Please let me know if there are questions or concerns.

Enc –

- Monthly Project Report – October 2026
- Monthly Inspection Report -October 2026

RETURN TO AGENDA

Monthly Project Details Report - Directors Report

Permit Issued Date Time from Projects feed: 10/01/2026 - 10/31/2026

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Building Permit (C)	25-000064	540 sf drive thru only coffee shop	6308 N Illinois Ave	10/02/2026 at 4:06 PM
Building Permit (C)	26-001249	Additon of drop-off lane at rear of building. Existing detention basin to be replaced with underground detention.	10865 Lincoln Trl, 6	10/09/2026 at 11:18 AM
Building Permit (C)	26-001683	Interior renovation of two rooms to provide a single room with new interior storefront entrances, door, frame, walls, ceiling tiles & grid, lights, flooring, raised platform, low walls with plastic laminate caps, countertops and window sills, along with a Level 5 finish on all existing walls to remain.	10025 Bunkum Road	10/07/2026 at 12:06 PM
Building Permit (C)	26-001691	Code correction per inspection. Adding wall for office, add egress from front to back of store. Metal studs and fireproof drywall	317 Lincoln Hwy	10/13/2026 at 9:08 AM
Building Permit (C)	26-001651	Complete tenant finish for suite 4 for the State of Illinois	13 Executive Dr	10/19/2026 at 9:03 AM
Building Permit (C)	26-001739	LOW VOLTAGE WIRING: 23 - DATA 3 - TV DATA 3 - ACCESS POINTS 7 - READERS 1 - INTERCOM READER 10 - MOTIONS 2 - KEYPADS 5 - DOORS 2 - SIRENS 1 - ANNUNCIATOR 7 - CAMERAS	141 Market Pl	10/16/2026 at 9:03 AM
Building Permit (C)	26-000920	Scope of work includes removal of partition and new partition to separate storage area from sales floor. New double door to be provided in new partition. New drywall to extend 12'-0" above finish floor, studs to extend to underside of existing roof joist. Lights, Mechanical, Electrical, and Plumbing to stay as existing. Existing exiting lights to remain as existing.	10865 Lincoln Trl	10/19/2026 at 2:17 PM
Building Permit (C)	26-001753	Temporary set for Santa to meet and greet children November through December.	134 St Clair Sq	10/28/2026 at 2:37 PM
Building Permit (C)	26-001560		325 Market Place	10/05/2026 at 2:37 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Building Permit (C)	26-001637	Interior tenant build-out for Master's Shave & Grooming Academy, LLC, Suite 104, for use as a post-secondary barber training academy. Work includes removal of three existing interior walls approximately 10 feet each, replacement of three interior doors, repair of drywall and flooring in affected areas, installation of three large hallway-facing windows, and framing and drywall installation for a new entrance to the existing rear restroom for public access.	5400 N Illinois St	10/02/2026 at 3:44 PM
Building Permit (R)	26-001631	I am applying on behalf of Martell Investment Properties Joseph LLC, owner of 419 Joseph Drive, as a member and authorized owner representative. I am not acting as a contractor. This application is for a residential building permit for Unit D only at the existing four-unit multifamily residential building located at 419 Joseph Drive. The property was purchased in an existing partially renovated condition. The purpose of this permit is to complete unfinished renovation work within Unit D and obtain the required inspections and approvals. Work within Unit D may include inspection drywall finishing; repair or replacement of flooring, baseboards, cabinets, countertops, vanities, interior doors and trim; completion of kitchen and bathroom finishes; painting; and other associated interior finish work. Existing electrical work associated with the property is being performed under separately issued electrical permits by the responsible electrical contractor. Any remaining electrical work requiring a permit will be performed under the applicable electrical permit. Any plumbing work requiring correction or modification will be inspected and performed by a properly licensed Illinois plumber under any required plumbing permit. Any regulated HVAC/mechanical work will similarly be performed by the appropriately licensed contractor and permitted as required. No change of use or occupancy is proposed. Unit D will remain an existing residential dwelling unit within the four-unit multifamily building.	419 Joseph Dr, D	10/05/2026 at 12:14 PM
Building Permit (R)	26-001764	Code corrections per inspection report	28 Clark Dr	10/19/2026 at 2:22 PM
Building Permit (R)	26-001648	Rebuild house from fire damage caused by lightning to the roof. Trades to be performed: Roof, siding, plumbing, electrical, painting, drywall, HVAC, flooring, framing, millwork, fixtures.	9640 Ridge Hgts Rd	10/07/2026 at 10:27 AM
Building Permit (R)	26-001755	Installing push piers for foundation repair	140 Stacy Dr	10/27/2026 at 12:20 PM
Building Permit (R)	26-001702		72 Circle Dr	10/12/2026 at 9:07 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Building Permit (R)	26-001630	I am applying on behalf of Martell Investment Properties Joseph LLC, owner of 419 Joseph Drive, as a member and authorized owner representative. I am not acting as a contractor. This application is for a residential building permit for Unit C only at the existing four-unit multifamily residential building located at 419 Joseph Drive. The property was purchased in an existing partially renovated condition. The purpose of this permit is to complete unfinished renovation work within Unit B and obtain the required inspections and approvals. Work within Unit C may include inspection and repair of existing interior framing as required; insulation and drywall; drywall finishing; repair or replacement of flooring, baseboards, cabinets, countertops, vanities, interior doors and trim; completion of kitchen and bathroom finishes; painting; and other associated interior finish work. Existing electrical work associated with the property is being performed under separately issued electrical permits by the responsible electrical contractor. Any remaining electrical work requiring a permit will be performed under the applicable electrical permit. Any plumbing work requiring correction or modification will be inspected and performed by a properly licensed Illinois plumber under any required plumbing permit. Any regulated HVAC/mechanical work will similarly be performed by the appropriately licensed contractor and permitted as required. No change of use or occupancy is proposed. Unit C will remain an existing residential dwelling unit within the four-unit multifamily building.	419 Joseph Dr, C	10/05/2026 at 12:17 PM
Building Permit (R)	26-001629	I am applying on behalf of Martell Investment Properties Joseph LLC, owner of 419 Joseph Drive, as a member and authorized owner representative. I am not acting as a contractor. This application is for a residential building permit for Unit B only at the existing four-unit multifamily residential building located at 419 Joseph Drive. The property was purchased in an existing partially renovated condition. The purpose of this permit is to complete unfinished renovation work within Unit B and obtain the required inspections and approvals. Work within Unit B may include inspection and repair of existing interior framing as required; insulation and drywall; drywall finishing; repair or replacement of flooring, baseboards, cabinets, countertops, vanities, interior doors and trim; completion of kitchen and bathroom finishes; painting; and other associated interior finish work. Existing electrical work associated with the property is being performed under separately issued electrical permits by the responsible electrical contractor. Any remaining electrical work requiring a permit will be performed under the applicable electrical permit. Any plumbing work requiring correction or modification will be inspected and performed by a properly licensed Illinois plumber under any required plumbing permit. Any regulated HVAC/mechanical work will similarly be performed by the appropriately licensed contractor and permitted as required. No change of use or occupancy is proposed. Unit B will remain an existing residential dwelling unit within the four-unit multifamily building.	419 Joseph Dr, B	10/05/2026 at 12:16 PM
Building Permit (R)	26-001612	A deck with a wheel chair ramp will be added to the front of the house. the deck will be 30' wide by 8' deep and 29" tall. it will be even with the east end of the house and the stairs will be on the west end by the driveway. the ramp will attach to the deck via a 5' x 5' landing and extend approximately 29' toward the driveway.	7 Hermitage Dr	10/05/2026 at 8:33 AM
Building Permit (R)	26-001542	Property Renovation Scope The property was recently purchased and is in need of general cleanup and renovation. Planned improvements include: Grass and exterior yard cleanup Interior painting Exterior painting Siding repairs Exterior door replacement New flooring installation These improvements are intended to clean up the property, address deferred maintenance, and improve its overall condition and appearance.	221 Orleans Dr	10/28/2026 at 2:09 PM
Building Permit (R)	26-001534		208 Dogwood Ln	10/19/2026 at 8:38 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Building Permit (R)	26-001731		9606 Fairmont Rd	10/21/2026 at 8:36 AM
Building Permit (R)	26-001250	I need a building permit to place a modular home on the property. A new sewer tap & water meter is needed. The lot is currently empty. Modular Home: The Samson — Double Wide Mobile Home • 3 Bed, 2 Bath • 1,264 Sq Ft https://homenation.com/home/samson HomeNation sells the modular home. I'm currently working on selecting a contractor to install the home. I'm waiting on finalizing the purchase until I've decided on a contractor but thought I could get started on the sewer and water. The water company stated that they need a building permit before they can do anything. I can be reached at 618-381-3858 or please reach out to my daughter at 618-567-8182.	221 N Bend Dr	10/02/2026 at 8:45 AM
Electrical Permit (C)	26-001672		42 Gamlin Dr	10/06/2026 at 3:36 PM
Electrical Permit (C)	26-001759	Install DMP Wireless batteries Install Wireless Receiver Install Wireless transmitter Install External contacts Install CMP 500' Security Wire Install DMP Wired Door Contact Install Wireless repeater	134 St Clair Sq, Suite 190 DTLR	10/19/2026 at 10:57 AM
Electrical Permit (C)	26-001775	Install new 100 panel and meter base	124 S Embassy Dr	10/26/2026 at 8:42 AM
Electrical Permit (R)	26-001754	install a new 100 amp breaker panel	5716 Pontiac Dr, 4	10/16/2026 at 2:22 PM
Electrical Permit (R)	26-001756	Properly enclosing open splice boxes into junction boxes so that they can properly insulate the attic	11 Primrose Ln	10/19/2026 at 9:46 AM
Electrical Permit (R)	26-001718	200-amp overhead service with outside disconnect.	3 Orlando Pl	10/12/2026 at 2:09 PM
Electrical Permit (R)	26-001721	Electrical work to be completed per failed inspection to bring the home to code. Homeowner could not provide the actual inspection report which we need to insure all work completed to code.	139 Lakeland Hills Dr	10/12/2026 at 12:45 PM
Electrical Permit (R)	26-001687	Code Corrections	14 Circle Dr	10/07/2026 at 3:47 PM
Electrical Permit (R)	26-001722	INSTALLING 14KW GENERAC WITH A 100A TRANSFER SWITCH AND NEW GAS LINE. WE ARE UPGRADING CUSTOMER METER TO A BYPASS METER AS WELL.	108 Liberty Rd	10/13/2026 at 8:57 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Electrical Permit (R)	26-001781	INSTALLING 18KW GENERATOR WITH A 200A TRANSFER SWITCH WITH A NEW GAS LINE	901 Fields End Ct	10/23/2026 at 8:36 AM
Electrical Permit (R)	26-001807	Replacement of circuit box	8 Pearson Dr	10/29/2026 at 9:16 AM
Electrical Permit (R)	26-001653	INSTALLING 18KW GENERATOR WITH A 100A TRANSFER SWITCH AND NEW GAS LINE.	38 Hampton Dr	10/02/2026 at 12:27 PM
Electrical Permit (R)	26-001809	Install new 200amp service meter and panel per Occupancy Inspection Report	9952 South Rd	10/29/2026 at 2:20 PM
Low Voltage/Data & Communication Wiring Permit (C)	26-001779	Installation of 20 low volt cables for registers, printers, PCs, APs, and phones.	134 St Clair Sq, Suite 190 DTLR	10/23/2026 at 9:25 AM
Low Voltage/Data & Communication Wiring Permit (C)	26-001745		134 St Clair Sq, Suite 190 DTLR	10/15/2026 at 3:08 PM
Mechanical Permit (R)	26-001677	Full HVAC system replacement.	6813 Pelham Manor Dr	10/12/2026 at 2:06 PM
Mechanical Permit (R)	26-001785	Full HVAC replacement 2.5 ton ac 3 ton air handler wallmount 10kw heat kit	417 Winchester Pl	10/30/2026 at 10:17 AM
Mechanical Permit (R)	26-001697	REPAIR BROKEN FURNACE FLUE PIPE	9915 North Rd	10/13/2026 at 11:07 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Mechanical Permit (R)	26-001676	Full replacement of HVAC system with new higher efficiency unit	41 W Beacon Hill Rd	10/12/2026 at 2:09 PM
Occupancy Permit (C)	26-001728		815 Lincoln Hwy, Suite 110	10/27/2026 at 2:12 PM
Occupancy Permit (C)	26-001281		10304 Lincoln Trl	10/06/2026 at 3:33 PM
Occupancy Permit (R)	26-001749	Renting property- lease agreement	28 Debra Dr	10/15/2026 at 4:03 PM
Occupancy Permit (R)	26-001744		917 Salem Pl	10/15/2026 at 1:07 PM
Occupancy Permit (R)	26-001820		662 Ember Crest Dr	10/29/2026 at 3:42 PM
Occupancy Permit (R)	26-001740		5513 Pontiac Dr	10/15/2026 at 9:54 AM
Occupancy Permit (R)	26-001752		75-32 Northbrook Cir	10/16/2026 at 9:45 AM
Occupancy Permit (R)	26-001821		320 Jubaka Dr	10/29/2026 at 3:58 PM
Occupancy Permit (R)	26-001738		38 Chateau Dr, H	10/14/2026 at 4:20 PM
Occupancy Permit (R)	26-001823		35-12 Northbrook Cir	10/30/2026 at 10:50 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26-001730		14 Weinel Dr	10/13/2026 at 3:25 PM
Occupancy Permit (R)	26-001729		5211 Duke Dr	10/13/2026 at 3:11 PM
Occupancy Permit (R)	26-001825		332 Joseph Dr	10/30/2026 at 1:16 PM
Occupancy Permit (R)	26-001750		01-22 Northbrook Cir	10/15/2026 at 4:39 PM
Occupancy Permit (R)	26-001816		139 Lakeland Hills Dr	10/29/2026 at 1:04 PM
Occupancy Permit (R)	26-001819		3 Belle Dr, 3A	10/29/2026 at 2:17 PM
Occupancy Permit (R)	26-001818		111 Ashley Dr	10/29/2026 at 1:40 PM
Occupancy Permit (R)	26-001784		15 Pine Trl	10/23/2026 at 3:03 PM
Occupancy Permit (R)	26-001812	Purchase	209 Pleasant Ridge Dr	10/29/2026 at 10:28 AM
Occupancy Permit (R)	26-001760		27-16 Northbrook Cir	10/19/2026 at 9:37 AM
Occupancy Permit (R)	26-001761		11 Belle Dr, B	10/19/2026 at 11:16 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26-001794		347 Monticello Pl	10/26/2026 at 1:03 PM
Occupancy Permit (R)	26-001765		358 Monticello Pl	10/19/2026 at 3:44 PM
Occupancy Permit (R)	26-001766		121 Richmond Dr	10/20/2026 at 11:24 AM
Occupancy Permit (R)	26-001767		419 Winchester Pl	10/22/2026 at 3:34 PM
Occupancy Permit (R)	26-001790		414 Monticello Pl	10/26/2026 at 9:38 AM
Occupancy Permit (R)	26-001768		29-38 Northbrook Cir	10/20/2026 at 4:53 PM
Occupancy Permit (R)	26-001773		114 Stites Ave	10/21/2026 at 2:15 PM
Occupancy Permit (R)	26-001774	Before I can move into this rental property and set up the water services I need an occupancy permit number. The one the landlord had was a temporary one and did not work.	105 Chateau Dr	10/22/2026 at 9:39 AM
Occupancy Permit (R)	26-001776		77-13 Northbrook Cir	10/22/2026 at 11:00 AM
Occupancy Permit (R)	26-001710		110 Ashley Dr	10/09/2026 at 12:38 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26-001726		338 Monticello Pl	10/13/2026 at 12:52 PM
Occupancy Permit (R)	26-001684		6 Chalet Ct	10/07/2026 at 1:56 PM
Occupancy Permit (R)	26-001692		113 N Bend Dr	10/08/2026 at 12:16 PM
Occupancy Permit (R)	26-001690		33-13 Northbrook Cir	10/08/2026 at 11:04 AM
Occupancy Permit (R)	26-001724		322 Monticello Pl	10/12/2026 at 3:03 PM
Occupancy Permit (R)	26-001688		3 Belle Dr, 7A	10/07/2026 at 3:31 PM
Occupancy Permit (R)	26-001686		106 S Ruby Ln	10/07/2026 at 3:06 PM
Occupancy Permit (R)	26-001685		49-37 Northbrook Cir	10/07/2026 at 2:51 PM
Occupancy Permit (R)	26-001679		10 Primrose Ln	10/07/2026 at 8:45 AM
Occupancy Permit (R)	26-001695		5216 Bonita Dr	10/08/2026 at 2:45 PM
Occupancy Permit (R)	26-001673		49-27 Northbrook Cir	10/06/2026 at 10:24 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26-001668		25 Mt Vernon Dr	10/05/2026 at 3:05 PM
Occupancy Permit (R)	26-001667		86 Peachtree Ln	10/05/2026 at 12:55 PM
Occupancy Permit (R)	26-001662		419 Winchester Pl	10/08/2026 at 3:42 PM
Occupancy Permit (R)	26-001661		282 Winchester Pl	10/08/2026 at 3:42 PM
Occupancy Permit (R)	26-001647		447 Winchester Pl	10/01/2026 at 8:34 AM
Occupancy Permit (R)	26-001414		248 Winchester Pl	10/08/2026 at 3:43 PM
Occupancy Permit (R)	26-001693		56 Pine Trl	10/19/2026 at 3:30 PM
Occupancy Permit (R)	26-001689		432 Monticello Pl	10/08/2026 at 10:52 AM
Occupancy Permit (R)	26-001696		77-23 Northbrook Cir	10/08/2026 at 3:29 PM
Occupancy Permit (R)	26-001712		403 Monticello Pl	10/09/2026 at 1:25 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Occupancy Permit (R)	26-001716	Applying for an Occupancy permit, as the new tenant of 7028 Conner Pointe Drive, Fairview Heights, IL 62208.	7028 Conner Pointe Dr	10/13/2026 at 8:36 AM
Occupancy Permit (R)	26-001714		406 Monticello Pl	10/09/2026 at 2:51 PM
Occupancy Permit (R)	26-001828		9120 Lynwood Ln	10/30/2026 at 3:38 PM
Occupancy Permit (R)	26-001703		210 Stites Ave	10/09/2026 at 10:36 AM
Occupancy Permit (R)	26-001701		111 Frey Ln	10/09/2026 at 9:46 AM
Occupancy Permit (R)	26-001699		42 Gamlin Dr	10/09/2026 at 9:10 AM
Permanent Sign Permit (C)	26-001705	SIGN #2 CHANNEL LETTER AND DIMENSIONAL SIGN (Set #1) - Install Custom Lit Channel Letter Sign with NonLit Dimensional Letter Additions. Mounted to Side Elevation	6308 N Illinois Ave	10/30/2026 at 9:58 AM
Permanent Sign Permit (C)	26-001706	SIGN #2 (SET #2): CHANNEL LETER SIGN - Install Custom Channel Letter Sign on DRIVE THRU Side Elevation	6308 N Illinois Ave	10/30/2026 at 9:57 AM
Permanent Sign Permit (C)	26-001707	SIGN #3: Brushed Aluminum Dimensional Letter Set - Flush mounted to Front Elevation - Nonlit	6308 N Illinois Ave	10/30/2026 at 9:56 AM
Permanent Sign Permit (C)	26-001708	SIGN #4 (QTY: 2 SETS) - Non-Illuminated Dimensional Letter Sign - Flush Mounted to Sides of Building. Side Elevation and Drive Thru Side Elevation	6308 N Illinois Ave	10/30/2026 at 9:56 AM
Permanent Sign Permit (C)	26-001709	SIGN #8 PYLON SIGN FACE REPLACEMENTS - FACES ONLY, EXISTING SIGN STRCUTURE	6308 N Illinois Ave	10/30/2026 at 9:55 AM
Permanent Sign Permit (C)	26-001711	FIELD HOUSE signage for building.	9950 Bunkum Rd	10/12/2026 at 4:00 PM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Permanent Sign Permit (C)	26-001508	Replacement of two existing tenant panel faces on an existing multi-tenant pylon sign with new Salvation Army “Thrift Store & Donation Center” flex faces. Existing sign structure and location to remain unchanged.	10865 Lincoln Trl	10/30/2026 at 10:03 AM
Permanent Sign Permit (C)	26-001509	Installation of a new illuminated channel letter wall sign mounted on a painted raceway attached to the building facade for The Salvation Army at 10865 Lincoln Trail, Fairview Heights, IL.	10865 Lincoln Trl	10/30/2026 at 10:02 AM
Permanent Sign Permit (C)	26-001704	SIGN #1: CIRCLE WALL LOGO CABINET - Install Internally Illuminated Wall Cabinet - Front Building Elevation	6308 N Illinois Ave	10/30/2026 at 9:59 AM
Permanent Sign Permit (C)	26-001510	Installation of a new non-illuminated building-mounted directional sign for The Salvation Army at 10865 Lincoln Trail, Fairview Heights, IL. The drawing identifies this sign as 30" H × 120" W (25 sq. ft.).	10865 Lincoln Trl	10/30/2026 at 10:00 AM
Plumbing Permit (C)	26-001636		128 Ashland Ave	10/01/2026 at 2:11 PM
Plumbing Permit (C)	26-001827	replace 150ft water service	10324 Lincoln Trl	10/30/2026 at 4:05 PM
Plumbing Permit (C)	26-001735	Installation of a 40 gallon gas water heater	9105 Wedgewood Dr	10/14/2026 at 4:15 PM
Plumbing Permit (C)	26-001789	We are including: Suite 252 - Remove existing grease trap - Open wall to expose cast iron - Repipe new 3” Cast iron through floor - Connect to existing vent in wall - Repipe through floor - Connect to existing cast iron waste - Reinstall trap after walls are patched - Repipe 3 pan sink drains with new basket strainers - Remove existing soda fountain counter top/cabinet to access drains - Install new drains in wall and through floor - Connect to existing cast in ceiling below - Install new sink and faucet in new countertop (hole cut by others) - Remove existing hub drain at cooler - Repipe new through floor - Seal floor penetrations for new drain lines - Permits/fees inspection included	134 St Clair Sq	10/26/2026 at 11:33 AM
Plumbing Permit (R)	26-001650	Installed 50gal gas water heater	125 Joseph Dr	10/01/2026 at 11:04 AM

TEMPLATE NAME	PERMIT NUMBER	PERMIT DESCRIPTION	PROJECT ADDRESS	PERMIT ISSUED DATE TIME
Plumbing Permit (R)	26-001643	plumbing correction on P trap installation under bathroom sink.	5 Meckfessel Dr	10/05/2026 at 10:18 AM
Plumbing Permit (R)	26-001660	Prior to excavation, Pioneer Plumbing to remove approximately 2–3 small bushes, located directly over the sewer line. Landscaping rock to be raked away from the excavation area, and several edging pavers would need to be removed. Excavate down, approximately 8½' deep, at the foundation to expose the existing broken sewer clean out riser with root intrusion. Remove up to 10' of damaged section, going through the landscaping and yard. Install new Schedule 40 PVC pipe to code, including new clean out yard riser for future maintenance access. Bed pipe in rock to prevent future settling. Test for leaks and proper function. Camera line to ensure good, serviceable condition to home and main.	716 Terra Springs Way Dr	10/02/2026 at 2:32 PM
Plumbing Permit (R)	26-001763	rework waste piping under lavatory sink.	145 Ashley Dr	10/20/2026 at 8:43 AM
Plumbing Permit (R)	26-001713	Inspection failed due to main shut off valve	29 Marilyn Cir	10/12/2026 at 9:39 AM
Plumbing Permit (R)	26-001396	Add a water line and spigot (frost free water hydrant) for undeveloped property.	0329030407 SOUTH RD	10/01/2026 at 11:52 AM
Plumbing Permit (R)	26-001682	new water service install	121 S Ruby Ln	10/07/2026 at 12:25 PM
Pool Permit (R)	26-001666	“Installation of a 16×32 above-ground pool with pump, filter, and required safety barrier.”	10 Catalina Dr	10/08/2026 at 9:06 AM
Solar Permit (R)	26-001757	removal of existing roof-mounted system, installation of a new roof-mounted system. 16.28 DC size / 10.73 AC The new system consists of 37 panels and 37 inverters	600 Lenora Dr	10/21/2026 at 9:00 AM
Temporary Sign Permit (C)	26-001715	Temporary banner on front railing for Medicare annual enrollment period. Same as previous year. We would like to display October 21-23 2026, November 23-25 2026, December 2-5 2026.	5403 N Illinois St	10/12/2026 at 9:24 AM

TOTAL **123**

RETURN TO AGENDA

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

This report summarizes activity by permit type.

from feed: 10/01/2026 - 10/31/2026

PROJECT TYPE	PASSED	FAILED	# OF RESULTS
Building Permit (C)	19	2	28
Building Permit (R)	49	6	68
Electrical Permit (C)	7	1	8
Electrical Permit (R)	7	6	15
Low Voltage/Data & Communication Wiring Permit (C)	2	0	2
Mechanical Permit (R)	2	0	3
Occupancy Inspection (R)	64	55	126
Occupancy Permit (C)	2	10	12
Plumbing Permit (C)	1	1	2
Plumbing Permit (R)	10	0	10
Pool Permit (R)	1	0	1
Solar Permit (R)	7	2	9