

Committee Members:  
Justin Gough  
Bill Poletti  
Frank Menn  
Pat Baeske  
Harry Zimmerman

**A G E N D A**  
**COMMUNITY COMMITTEE**  
Wednesday, February 17, 2016 – 7:00 p.m.  
Council Chambers  
Fairview Heights City Hall  
10025 Bunkum Road

**Public Participation**

**Approval of Minutes – January 20, 2016**

***Development***

***Alderman Bill Poletti, Chairman***

1. Economic Development Director's Report
2. Consider approval of city entering into a contract (\$1,000.00) to produce a map (digital and hard copy) that depicts the boundaries of TIF #1, 2, 3, 4 & proposed TIF #5 and the city's Enterprise Zone, with funding coming from TIF #3

***Parks & Recreation***

***Alderman Justin Gough, Chairman***

1. Parks and Recreation Director's Report/Year in Review
2. YEAH Festival

***Planning***

***Alderman Pat Baeske, Chairman***

1. Land Use Director's Report
2. Zoning Board of Appeals Case #01-16
3. SWIDA Request (annual request to transfer volume cap)
4. Perfect Finish Ord. 1687-2015 time extension
5. Bunkum Road TIF Coventry Court and Bunkum Rd. Alignment Study Proposal

**THE CITY OF FAIRVIEW HEIGHTS**  
**COMMUNITY COMMITTEE MINUTES**  
**Wednesday, January 20, 2016 - 7:00 p.m.**  
**City Council Chambers**  
**10025 Bunkum Road, Fairview Heights, IL**

**Committee Members in attendance** – Justin Gough, Bill Poletti, Pat Baeske, Frank Menn, Harry Zimmerman,

**Committee Members absent** – Mayor Mark Kupsy, Ex-officio

**Other Aldermen and Elected Official in attendance** – Brenda Wagner, Roger Lowry, Pat Peck, City Clerk Karen Kaufhold

**Staff in attendance** - Parks & Recreation Director Angie Beaston, Land Use Director Tim Tolliver, Economic Development Director Mike Malloy, Sergeant James Krummrich, City Attorney Jim Gehrs

**Recorder** – Cheryl Kleb

**Public Participation**

None.

**Approval of December 16, 2015 Minutes**

Motion and second to approve said minutes as written were made by Aldermen Bill Poletti/Justin Gough. The motion carried by voice vote and was unanimous.

**Development Committee**

*Alderman Bill Poletti, Chairman*

**Economic Development Director's Report**

Director Malloy presented his written report to Committee for review. There were no questions.

**Parks & Recreation Committee**

*Alderman Justin Gough, Chairman*

**Parks Director's Report**

Director Beaston presented her written report for review by the Committee. There were no questions.

**Special Event Approvals**

Director Beaston presented to Committee a motion to allow Heroinside Day, Fairview Heights Homecoming and Midwest Salute to the Arts contingent upon staff requirements, and further moved to approve the collection of fees or donations including the sale of concessions and that any pavilion or associated fees be waived for each of the events.

Motion and second to forward special events request to City Council with the recommendation to approve were made by Aldermen Pat Baeske/Bill Poletti. The motion carried by voice vote and was unanimous.

Director Beaston presented to Committee a motion to allow the Steps for Heartlinks 5k Run/Walk, 3<sup>rd</sup> Annual Race for Recovery 5k, and the 9<sup>th</sup> Annual 5K Run/Walk for Peter's Place, and to approve the collection of fees or donations including the sale of concessions during each of these events.

Motion and second to forward special events request to City Council with the recommendation to approve were made by Aldermen Bill Poletti/Pat Baeske. The motion carried by voice vote and was unanimous.

Director Beaston presented to Committee a motion to allow the Flintknapper's Campout, to be held June 2-5, 2016, at Pleasant Ridge Park and that participants be allowed to barter, sell and exchange materials and tools between participants only and not to the general public, and to further move that any associated park fees be waived for this event.

Motion and second to forward the special event request to City Council with the recommendation to approve were made by Aldermen Justin Gough/Pat Baeske. The motion carried by voice vote and was unanimous.

Director Beaston presented to Committee a motion to allow the American Legion to sell concessions during the 2016 baseball season tournaments at Everett Moody Park.

Motion and second to forward the special event request to City Council with the recommendation to approve were made by Aldermen Justin Gough/Pat Baeske. The motion carried by voice vote and was unanimous.

Director Beaston presented to Committee a motion to allow the Fairview Heights Falcons Football to sell concessions during the 2016 football season at Everett Moody Park.

Motion and second to forward the special event request to City Council with the recommendation to approve were made by Aldermen Justin Gough/Pat Baeske. The motion carried by voice vote and was unanimous.

#### **Bike/Multipurpose Trail Update**

Director Beaston updated Committee on a letter received from Thouvenot, Wade & Moerchen, Inc., regarding the CSX Railroad and the Bike/Multipurpose Trail. No action taken.

#### **Pavilion #5 Renovation Discussion**

Director Beaston reviewed with Committee cost proposal options for the renovation of Moody Park Pavilion #5. Consensus of the Committee was to include in the 2016-2017 budget monies for Option #2 for total replacement of the pavilion. No action taken

#### **Daycamp**

Director Beaston presented Committee with information regarding the start up of daycamp. After discussion, Committee decided that staff should include monies for daycamp in the 2016-2017 budget. No action taken.

Alderman Bill Poletti questioned the status of the Fox Creek Playground Project. Director Beaston stated that Public Works notified her that this project is on the list for early spring.

**Planning Committee**

*Alderman Pat Baeske, Acting Chairman*

**Land Use Director's Report**

Director Tolliver presented his written report to Committee for review. There were no questions.

**Section 27-1-45 OPEN BURNING Regulations**

Director Tolliver briefed Committee on the status of Section 27-1-45 OPEN BURNING Regulation and referenced recent citizen comment at a December City Council meeting opposing open burning.

Floyd "Chuck" Bullard from Walter's Collision spoke in opposition OPEN BURNING Ordinance and requested that the City reconsider allowing any burning.

Bev Mattison spoke in opposition of any type of burning throughout the City.

Consensus of the Committee was to request staff focus on enforcement of the existing law. No action taken.

**Development Code Revision MXD Mixed Use District & Planned Development**

Director Tolliver review with Committee a request to consider adoption of the MXD District and Planned Development regulations. Committee directed that setback's be increase for the district when adjoining single family residential for review at next month's meeting. No action taken.

Motion and second to adjourn were made by Aldermen Justin Gough/Pat Baeske. The motion carried by voice vote and was unanimous.

**Adjournment 8:55 P.M.**

Submitted By:

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Recorder

# MEMORANDUM

TO: Elected Officials

FROM: Mike Malloy, Director of Economic Development

DATE: February 11, 2016

SUBJECT: Development Committee Agenda Overview

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## Economic Development Director Report:

1. There is only one (1) item on the agenda for action. The item has to do with Economic Development Resources (EDR) preparing a map (hard copy and digital) that depicts TIF #1, 2, 3, 4 and proposed TIF #5 and the city's newly created Enterprise Zone for a \$1,000.00 fee.
2. Staff has indicated to Channel 4 that the city again wants the "On the Road" segment in Fairview Heights to highlight Salute to the Arts.
3. Staff continues to work with an existing business to relocate to the former Medical Arts Building at the southeast corner of Lincoln Trail and Ruby Lane.
4. Ruby's Café and Gaming establishment will be locating to Winchester Plaza. A late April/early May opening is anticipated.
5. Staff has been working with the Business Alliance Commission (BAC) to establish allocation criteria for Hotel/Motel Grant Funds. The Finance Committee on February 10<sup>th</sup> will consider the recommendations of the BAC and, in turn, make a recommendation to City Council for consideration on February 16<sup>th</sup>.
6. Steve Giger, owner of Perfect Finish, has reapplied for TIF #3 financial assistance (\$74,731.35) for improvements totaling \$498,209.00 at 10610 Lincoln Trail. Both the BAP Review Committee and Finance Committee will entertain the request on February 10, 2016.
7. Jim McKay, owner of McKay NAPA Auto Parts, has applied for TIF #3 financial assistance (\$75,000.00) for construction of a new auto parts store totaling no less than \$1,590,000.00 at 10408 Lincoln Trail.
8. City's ad for the 2016 Gateway racing season has been published in the fan guide.
9. Midwest Mattress has opened at 122 Lincoln Highway.
10. The Joint Review Board for proposed TIF #5 met on Friday, February 5<sup>th</sup>.
11. St. John's United Church of Christ has entered into a non-binding Memorandum of Agreement with RHF to construct senior housing at 10207 Lincoln Trail.
12. Staff continues to work with the Parks Department, TWM, and a steering committee on developing/constructing north and south corridor trails.
13. Staff continues to work with the Public Works Department and Oates and Associates to finalize construction drawings for Phase I of the Lincoln Trail Streetscape.

14. Staff has learned that Centru Bank has been sold to Town and Country Bank. Further, the Fairview Heights location will remain part of Town and Country. Bank with a buyout being finalized in June/July 2016.
15. Attached are the latest unemployment rates. In March 2016, the city's annual unemployment rate is to be released.
16. Two (2) potential users are investigating locating in Arrowhead Business/Industrial Park.
17. Zapata's Mexican Restaurant is scheduled to open February 10<sup>th</sup> in the former Pasta House space at Winchester Plaza.
18. Staff is pursuing a potential development on one (1) of two (2) sites on North Illinois north of I-64.

**Mike Malloy**  
Director of Economic Development

**Attachments**



# NEWS RELEASE

Bruce Rauner, Governor  
Jeff Mays, Director

For Immediate Release  
Thursday, January 28, 2016

Anjali Julka  
Phone: 312.793.9635

Vicki Niederhofer  
Phone: 618.277.8491

## Metro Area Unemployment Rates Continue Rising *Job Growth Remains Slow*

### Not Seasonally Adjusted Unemployment Rates

Metropolitan Area	December 2015	December 2014	Over-the-Year Change
Bloomington	5.4%	4.8%	0.6
Carbondale-Marion	6.5%	6.0%	0.5
Champaign-Urbana	5.4%	5.0%	0.4
Chicago-Naperville-Arlington Heights	5.6%	5.6%	0.0
Danville	7.4%	7.0%	0.4
Davenport-Moline-Rock Island, IA-IL	5.9%	5.9%	0.0
Decatur	7.4%	7.0%	0.4
Elgin	6.2%	6.0%	0.2
Kankakee	7.0%	6.8%	0.2
Lake-Kenosha, IL-WI	5.8%	5.7%	0.1
Peoria	7.0%	6.2%	0.8
Rockford	7.2%	6.9%	0.3
Springfield	5.4%	5.3%	0.1
St. Louis (IL-Section)	6.1%	6.1%	0.0
Illinois Statewide	5.9%	5.8%	0.1

\* Data subject to revision.

**CHICAGO** –Illinois jobs decreased in six metropolitan areas and unemployment rates increased in eleven regions, according to data released today by the Illinois Department of Employment Security (IDES) and the U.S. Bureau of Labor Statistics (BLS). The unemployment rate remained the same in three areas and one metro area saw no change in non farm jobs. The not seasonally adjusted data compares over-the-year change from December 2015 with December 2014.

Illinois businesses lost jobs in areas including the Quad Cities (-2.4 percent, -4,500), Decatur (-1.8 percent, -900), Carbondale-Marion (-1.3 percent, -700), and Lake-Kenosha (-1.3 percent, -5,100). Illinois businesses added jobs in seven metros including Elgin (+1.6 percent, +4,100), Champaign-Urbana (+0.8 percent, +900), Chicago-Naperville-Arlington Heights Metro Division (+0.7 percent or +26,800), and Danville (+0.7 percent, +200). Two industries recorded job growth: Education and Health Services (nine sectors) and Leisure and Hospitality (eight sectors).

“Illinois took another hit on jobs and many metro areas continue to absorb these hits,” said IDES Director Jeff Mays. “Since the

previous jobs peak in 2007, only three out of fourteen metro areas have regained the jobs lost during the recession.” The not seasonally adjusted Illinois rate was 5.9 percent in December 2015 and stood at 12.2 percent at its peak in this economic cycle in January 2010. Nationally, the not seasonally adjusted unemployment rate was 4.8 percent in December and 10.6 percent in January 2010 at its peak. The unemployment rate identifies those who are out of work and looking for work, and is not tied to collecting unemployment insurance benefits.

### Total Nonfarm Jobs (Not Seasonally Adjusted) – December 2015

Metropolitan Area	December 2015*	December 2014**	Over-the-Year Change
Bloomington MSA	95,100	95,000	100
Carbondale-Marion MSA	54,500	55,200	-700
Champaign-Urbana MSA	110,600	109,700	900
Chicago-Naperville-Arlington Heights Metro Division	3,658,100	3,631,300	26,800
Danville MSA	29,700	29,500	200
Davenport-Moline-Rock Island MSA	179,500	184,000	-4,500
Decatur MSA	50,300	51,200	-900
Elgin Metro Division	255,700	251,600	4,100
Kankakee MSA	45,700	45,700	0
Lake-County-Kenosha County Metro Division	396,400	401,500	-5,100
Peoria MSA	178,700	178,400	300
Rockford MSA	152,000	152,300	-300
Springfield MSA	112,900	112,400	500
Illinois Section of St. Louis MSA	230,500	231,400	-900
Illinois Statewide	5,949,700	5,951,300	-1,600

\*Preliminary \*\*Revised

(continued)



**Not Seasonally Adjusted Unemployment Rates  
(percent) for Local Counties and Areas**

	<b>Dec. 2015</b>	<b>Dec. 2014</b>	<b>Over-the- year Change</b>
<b>IL Section of St. Louis</b>	6.1%	6.1%	0
Bond	5.5%	5.4%	+0.1
Calhoun	6.8%	7.0%	-0.2
Clinton	4.6%	4.4%	+0.2
Jersey	6.8%	6.4%	+0.4
Macoupin	6.5%	6.4%	+0.1
Madison	6.1%	6.0%	+0.1
Monroe	4.4%	4.6%	-0.2
<b>St. Clair</b>	<b>6.5%</b>	<b>6.6%</b>	<b>-0.1</b>
<b>Cities:</b>			
Alton	8.4%	8.5%	-0.1
Belleville	6.3%	6.5%	-0.2
Collinsville	5.9%	6.1%	-0.2
East St. Louis	11.3%	11.5%	-0.2
Granite City	7.7%	7.1%	+0.6
O'Fallon	5.5%	5.5%	0
<b>Counties:</b>			
Greene	6.3%	6.2%	+0.1
Randolph	5.7%	5.6%	+0.1
Washington	4.0%	3.8%	+0.2
<b>Other Areas:</b>			
LWA 21	6.7%	6.3%	+0.4
LWA 22	6.1%	6.0%	+0.1
LWA 24	5.9%	6.0%	+0.1
Southwestern Economic Development Region	6.0%	6.0%	0

**Note:**

- Monthly 2014 unemployment rates and total non-farm jobs for Illinois metro areas were revised in February 2015, as required by the U.S. Dept. of Labor, Bureau of Labor Statistics (BLS). Comments and tables distributed for prior metro area news releases should be discarded as any records or historical analysis previously cited may no longer be valid.
- LWA— Local Workforce Area 21 is composed of Calhoun, Greene, Jersey, Macoupin, Montgomery, Morgan, Scott and Shelby Counties.  
LWA— Local Workforce Area 22 is composed of Bond and Madison Counties.  
LWA— Local Workforce Area 24 is composed of Clinton, Monroe, Randolph, St. Clair and Washington Counties.

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**Metro East Highlights**

**Help Wanted**

Area employers advertised for 5,300 openings in December and approximately 84 percent sought full-time employment, according to Help Wanted OnLine data compiled by the Conference Board. It is a global, independent business membership and research association. Employers actually need more workers than the help wanted ad indicates because some industries, such as construction, typically do not advertise job openings.

The December 2015 unemployment rate for the Illinois Section of the St. Louis Metropolitan Statistical Area was 6.1 percent, unchanged from December 2014. The data is not seasonally adjusted.

The number of employed individuals increased by 8,532 to 326,501 in December 2015 from 317,969 in December 2014. The labor force increased by 9,252 to 347,788 in December 2015 from 338,536 in December 2014. In December 2015, there were 21,287 unemployed people in the labor force. This is an increase of 720, compared to the December 2014 total unemployed, 20,567.

Over the year, nonfarm payrolls decreased by (-900). Employment increased in Mining and Construction (+200), Wholesale Trade (+100), Retail Trade (+100), Transportation, Warehousing and Utilities (+100), and Educational and Health Services (+100).

Government (-600) showed the greatest number of job losses over the year. Other declines included Financial Activities (-200), Professional and Business Services (-200), Manufacturing (-200), Information (-100), Leisure and Hospitality Services (-100), and Other Services (-100).

**AGREEMENT FOR PROFESSIONAL SERVICES AND ASSISTANCE  
BY AND BETWEEN  
THE CITY OF FAIRVIEW HEIGHTS, ILLINOIS  
AND  
ECONOMIC DEVELOPMENT RESOURCES, L.L.C.**

THIS AGREEMENT ("Agreement"), entered into this \_\_\_\_ day of \_\_\_\_\_, 2016 by and between the City of Fairview Heights, Illinois (hereinafter referred to as the "City"), and Economic Development Resources, L.L.C., (hereinafter referred to as "EDR"); and,

WHEREAS, the City has need of assistance in creating a map showing the City's existing (and proposed) Tax Increment Financing areas (the "TIF Areas") and the Fairview Heights Enterprise Zone (the "Enterprise Zone"); and,

WHEREAS, EDR is duly experienced in providing such assistance;

NOW, THEREFORE, the City and EDR, for the considerations and under the conditions hereinafter set forth, do mutually agree as follows.

**SCOPE OF SERVICES**

**Action 1: Materials**

- A. The City will provide copies of maps showing the boundaries of all TIF Areas.

**Action 2: Draft Map**

- A. EDR will digitize the boundaries of all TIF Areas and create a draft map showing the boundaries of all TIF Areas and the Enterprise Zone.
- B. EDR will then provide this draft map to the City for review and comment.

**Action 3: Final Map**

- A. Following review of any comment from the City, EDR will make changes and provide the final map to the City (in both hard copy/handout size and digital format).
- B. The City will make any presentations that may be required in the approval of this map.

**FEE**

The fee for the above work is \$1,000, plus actual out of pocket expenses incurred by EDR. Payment of the fee will be made upon provision of the Final Map in Action 3.

Actual out of pocket expenses shall consist of actual costs incurred by EDR for printing, mileage, photographic work, production, delivery charges, long distance telephone charges and any other similar expenses required to provide the above Scope of Services. Such expenses will be billed monthly to the City at their direct and actual cost to EDR.

Payment of the current fee and reimbursable expenses will be made to EDR within 30 days of the receipt of the invoice concerning these items. Unpaid invoices will accrue interest of 1.5% per month until paid.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed this \_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

CITY OF FAIRVIEW HEIGHTS, ILLINOIS

\_\_\_\_\_

\_\_\_\_\_  
Mark T. Kupsky  
Mayor

ATTEST:

ECONOMIC DEVELOPMENT RESOURCES L.L.C.

\_\_\_\_\_  
*[Signature]*

\_\_\_\_\_  
*Eugene Norber*  
Eugene Norber  
President

## **INTEROFFICE MEMORANDUM**

**To: City Council**  
**From: Timothy Tolliver**  
**Subject: Director's Report**  
**Date: February 12, 2016**

- **Planning Commission met February 12, 2016 with all members present. Main topic of discussion was review of proposed Development Code Articles II thru VI zoning district regulations and Article IX Off-Street Parking regulations were discussed Site Development Standards.**
- **Planning Commission subcommittee review of Development Code is near completion with the next scheduled meeting on Friday, February 19 at 10:00AM.**
- **Zoning Board of Appeals met on Tuesday January 26 to consider a wall sign variance request submitted by owner of Fairview Lounge, recommendation of approval.**
- **Zoning Board of Appeals has rescheduled monthly meeting day to the first Thursday of the month to accommodate applicants with a shorter review period from application to City Council decision.**
- **Attached are the January residential property maintenance and building permit reports.**
- **Attached is the February report for commercial building plans under review, commercial projects under construction and commercial occupancy permits issued.**
- **Felicia Willis was promoted to the Assistant Code Enforcement\Animal Control officer position effective February 11.**
- **Building Official and staff will begin the first annual inspection of all hotels in the City on February 29.**

**PROPERTY MAINTENANCE MONTHLY REPORT  
2016 INSPECTIONS**

MONTH	APT.	DUPLX	S-F RNT	S-F SOLD	M-H RNT	M-H SOLD	TOTAL
JANUARY - ISSUED	27	2	8	11	0	0	48
INSPECTIONS	34	1	18	14	1	0	68
FEBRUARY - ISSUED							0
INSPECTIONS							0
MARCH - ISSUED							0
INSPECTIONS							0
APRIL - ISSUED							0
INSPECTIONS							0
MAY -- ISSUED							0
INSPECTIONS							0
JUNE -- ISSUED							0
INSPECTIONS							0
JULY -- ISSUED							0
INSPECTIONS							0
AUGUST - ISSUED							0
INSPECTIONS							0
SEPT - ISSUED							0
INSPECTIONS							0
OCTOBER - ISSUED							0
INSPECTIONS							0
NOVEMBER - ISSUED							0
INSPECTIONS							0
DECEMBER - ISSUED							0
INSPECTIONS							0
PAID = OCCUPANCY PERMITS ISSUED		INSPECTIONS = HOUSING INSPECTIONS PERFORMED					
<b>YTD TOTAL ISSUANCES</b>							<b>48</b>
<b>YTD TOTAL INSPECTIONS</b>							<b>68</b>

**PROPERTY MAINTENANCE MONTHLY REPORT  
OCCUPANCY PERMITS ISSUED (PAID)  
2016**

PERMITS PAID IN:	VOLUME	\$ TOTAL	YTD TOTAL	EXEMPTS	TOTAL PERMITS
JANUARY	\$10 4	\$50 42	\$2,140	2	48
FEBRUARY		\$0	\$2,140.00		0
MARCH		\$0	\$2,140.00		0
APRIL		\$0	\$2,140.00		0
MAY		\$0	\$2,140.00		0
JUNE		\$0	\$2,140.00		0
JULY		\$0	\$2,140.00		0
AUGUST		\$0	\$2,140.00		0
SEPTEMBER		\$0	\$2,140.00		0
OCTOBER		\$0	\$2,140.00		0
NOVEMBER		\$0	\$2,140.00		0
DECEMBER		\$0	\$2,140.00		0
<b>TOTALS</b>	<b>4</b>	<b>\$2,140.00</b>	<b>\$2,140.00</b>	<b>2</b>	<b>48</b>



**VALUE OF BUILDING PERMITS**

**2016**

MONTH	NEW COMMERCIAL CONSTRUCTION	NEW RESIDENTIAL CONSTRUCTION	MISC. COMMERCIAL ALTERATIONS REMODELS	MISC. RESIDENTIAL CONSTRUCTION OR REMODEL/AERATION	TOTALS ACROSS
JAN		\$155,700	\$246,100	\$1,733,300	\$ 2,135,100
FEB					\$ -
MAR					\$ -
APR					\$ -
MAY					\$ -
JUN					\$ -
JUL					\$ -
AUG					\$ -
SEP					\$ -
OCT					\$ -
NOV					\$ -
DEC					\$ -
<b>YTD</b>	\$0	\$155,700	\$246,100	\$1,733,300	<b>\$2,135,100</b>

## ACTIVE BUILDING PERMITS & NEW BUSINESSES REPORT 1/25/2016

### NEW COMMERCIAL PROPERTIES UNDER CONSTRUCTION

1. Petco – 6595 North Illinois – Façade Renovation and demolition  
Tom George @216-520-1551
2. Fairview City Centre – US 50 & North Illinois – New Construction  
Chris Leligdon @216-520-1551
3. FVFD – 1406 Second Ave – New Construction  
Jim Stuckenberg @281-9710
4. Phoenix Recycling & Shredding – 9510 St Clair Ave – Alterations  
Bruce Edwards @ 314-956-8830 ISSUED 30 DAY TOP
5. Arrowhead Supply – 9669 West State Route 161 – New Construction  
Eric Schmidt @314-486-1528
6. AT&T Tower – 6701 North Illinois – Antenna Addition  
APPROVAL – Jack Scheidt @ 636-922-3400
7. Fairview Liquor – 5329 North Illinois – Addition  
Hans Koehl @234-6720
8. Meineke – 10710 Lincoln Trail – Demo House & Addition  
Dirk Schaumleffler @781-3742
9. Perfect Finish – 10614 Lincoln Trail – Demolition  
Steve Strube – 277-1054
10. Shoe Carnival – 4 Plaza Drive – Interior remodel  
Mary Oneal @314-644-1234
11. Meineke – 10710 Lincoln Trail – Addition & New Development  
Dirk Schaumleffler @781-3742
12. Gateway Cancer Treatment Center – 326 Fountains Parkway – Renovations  
Brian Dayton with Holland Const. @212-6702
13. Christ United Methodist Church – 339 Frank Scott parkway – Addition/Renov.  
Will Stadjuhr @394-8400
14. Vita's Health Care – 8 Executive Drive #150 – Remodel  
Jeffrey Campbell @655-7979
15. Zapata's – 4660 North Illinois – Interior Renovations  
Leona/Courtney Zapata @530-8568
16. Grace Church – 5151 North Illinois – Exterior renovations  
Matt Costello @973-5507
17. Hoyleton Ministries – 8 Executive Drive – Interior Demolition  
Jeff Campbell @655-7979
18. Longacre Ponds – 67-69-71-73 Northbrook Circle- DEMOLITION -Fire Damage  
Todd Mayer – CATCO 314-568-5837
19. The Lowry Group – 455 Salem Place – Tenant Finish  
Tom Beckman @973-1693
20. NCI Information System – 16 Executive Drive Ste 300 – Tenant Renovation  
Environs Architect – 344-8699

## **CONTINUED:**

22. Grand Rental – 5612 North Illinois – 2<sup>nd</sup> Story Installation of Storage Bldg  
Chris Kwapis @277-7750
23. Regions Bank – 10950 Lincoln Trail – Interior Renovation  
Andre Perrin @214-452-1244
24. Northbrook Circle 67-69-71-73 Longacre Ponds – Fire Damage Renovations  
Bill Reichert @236-2000
25. FoxPaw – 4646 North Illinois – Tenant Finish  
William Woods @314-994-3471

## **NEW UPCOMING COMMERCIAL PROJECTS AND UNDER REVIEW**

1. Perfect Finish – 10614 Lincoln Trail – NEW CONSTRUCTION  
Hans Koehl @234-6720
2. Ruler Food Store – 10850 Lincoln Trail Suite 12A – Tenant Finish  
Chris Flottemesch @513-721-8080
3. Rue 21 – St Clair Sq #122 – Tenant remodel  
Cortland Morgan @817-635-5696
4. Dunkin Donuts / Baskin Robbins – 6008 North Illinois – Renovation  
Matthew Miller @314-395-9750
8. West Route 161 – Excavation-Soil & Sedimentation Control  
Ray Miller @660-6567
9. Hoyleton Ministries – 8 Executive Drive Suite 160 – Business Offices  
Jeff Campbell @655-7979

## **NEW BUSINESSES – Commercial Inspections & Change of Occupancy last 30 days**

1. The Gift card Exchange – 10251 Lincoln Trail – Retail  
O’rion Jackson @477-0142
2. Midwest Regional Bank – 333 Salem Place Ste 235  
John Vitale @ 789-5812
3. Martin Williams Group – 10220 A Lincoln Trail –  
Martin Williams @509-1062
4. Illinois Lottery – St Clair Square – Display  
Tony 419-508-3139
5. Insurus Life Insurance Solutions – 317 Salem Place – Office  
Jeff Ross @314-349-8190
6. Mattress Close Outs – 122 Lincoln Hwy Retail  
Barry Sidell @314-303-0475
7. The Income Tax Center – St Clair Square #196  
Angela Burrigde @410-7616
8. Unwired LLC – 10314 Lincoln Trail – Suites 100 & 101  
Mang Ramudamu @314-575-9327



## CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ [www.cofh.org](http://www.cofh.org)

February 12, 2016

Fairview Heights City Council  
10025 Bunkum Road  
Fairview Heights, IL 62208

Dear City Council Member:

The petition below is hereby transmitted for your consideration:

<b>Petition No:</b>	<b>ZBA 01-16</b>
<b>Petitioner:</b>	Abdalla Abraham
<b>Request:</b>	Sign Variance
<b>Area Size:</b>	Approximately 17,860 square feet
<b>Location:</b>	10616 Lincoln Trail
<b>Hearing Date:</b>	January 26, 2016
<b>Proponents:</b>	5
<b>Opponents:</b>	1
<b>Recommendation:</b>	Approval
<b>Votes:</b>	Yeas: Prescott, Bramstedt, Peterson, Abernathy, Wicks Nays: Bunfill Absent: Petroff
<b>Report:</b>	Staff Advisory (Exhibit 1)
<b>Ward:</b>	III

Respectfully,

Cheryl Bunfill, Chairman  
Zoning Board of Appeals

**ZBA01-16- SIGN VARIANCE  
Abdalla Abraham  
10616 Lincoln Trail**

**ZONING BOARD OF APPEALS FINDINGS**

Based upon review of the request, Abernathy moved to approve the sign variance and Peterson seconded to approve a Sign Variance for 10616 Lincoln Trail, to allow for installation of wall sign in excess of code allowance, within the City of Fairview Heights for the following reasons:

- 1) The sign identifies the service
- 2) The proposed variance is a minimum needed to perform the desired function.
- 3) The building location prohibits setting the sign at the front of the property.
- 4) The sign will not be injurious or detrimental to the public health, safety and welfare.

VOTE: 5 YEAS; Bramstedt, Peterson, Prescott, Wicks and Abernathy.  
1 NAYS; Bunfill 1 ABSENT; Petroff

**ZONING BOARD RECOMMENDATIONS**

Based upon application materials and proposed plans, the Zoning Board of Appeals recommends Approval of ZBA01-16, Sign Variance for property located at 10616 Lincoln Trail.

## ZBA 01-16 10616 Lincoln Trail Sign Variance

### REQUEST

The applicant, Abdalla Abraham owner of Fairview Lounge, is requesting permission to place an additional sign, 3' X 10' sign cabinet, on the front of building facing Lincoln Trail. The variance is in regards to this additional sign being in excess of allowable square feet allowed for total wall signage. The applicant has submitted a brief narrative, and electronic image of proposed signage with existing wall signage.

### REGULATIONS & VARIANCE REQUESTED

The property at 10616 Lincoln Trail is zoned "PB" Planned Business District. The Development Code Chapter 14 Sign Regulations Article VII stipulates the regulations on Business District Signage for **14-7-4 (B) Wall Signs** as:

**Wall Signs.** Any business use may be permitted a wall sign for each side of a building fronting a public street and adjoining a business district parcel, except when the property on the opposite side of the public street is zoned a residential district. Wall signs shall not project more than **one (1) foot** from the building wall and copy shall run parallel (horizontal) with the wall.

(1) **Size.** Maximum permitted wall sign area shall be **one (1) square foot** of sign area for each linear foot of building frontage on a street to a maximum of **three hundred (300) square feet** on individual street frontages.

Applicant currently has 60 square feet of wall signage on the front wall (60 linear feet) facing Lincoln Trail and is seeking a **variance of 30 square feet** to place 3' x 10' sign cabinet on the front wall.

### HARDSHIP

Applicant is seeking higher visibility.

### AREA LAND USE AND ZONING

The subject property, 10616 Lincoln Trail, located on the southwest corner of Lincoln Trail and Ruby Lane is developed with a 3 pump island service station and a restaurant bar & grill. The property is zoned Planned Business District and contains 17,694 square feet of area. The adjoining properties to the south are zoned "B-3" Community Business District and developed with single family residences. The property to the west is zoned Planned Business District and developed with an auto repair facility. The properties north, across Lincoln Trail, are developed with a parking lot and an oil change facility. The property to the northeast across the intersection of Ruby Lane and Lincoln Trail is developed with a retail furniture store. The property to the east across South Ruby Lane and fronting Lincoln Trail is developed with an office building.

### OVERVIEW OF GROUNDS FOR GRANTING VARIANCE

Section 14-10-13 of the Development Code details the powers, duties, and procedures for the Zoning Board of Appeals. There is no language specific to sign variances. This section of the Code does specify that no area-bulk variance in the application of any provisions of this Code shall be recommended by the Board, unless it finds, of which (c) provides general direction in regards to variance appeals:

(c) that the recommending of this variance will be in harmony with the general purpose and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In addition to considering the character and use of adjoining buildings and those in the vicinity, the Board, in making its recommendations shall take into account whether the conditions of the subject premises are peculiar to the lot or tract described in the petition. Should it be determined that the conditions are part of the general condition of the neighborhood, then it shall be so noted and the Board may recommend appropriate corrections to Code.

Exhibits:

- 1 -- Staff Advisory
- 2 -- Application
- 3 -- Electronic Image Front Wall
- 5 -- Public notice
- 6 -- Surrounding Property Owners

# APPLICATION FOR SIGN VARIANCE



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

(Do not write in this space – for office use only)

Case Number Assigned:	Date Proof of Public Notice Sign Provided:
_____	_____
Date Application Received:	Zoning District of Property:
_____	_____
Date Set for Hearing:	Recommendation of ZBA:
_____	_____
Name of Newspaper and Publication Date:	Date of City Council 2nd reading:
_____	_____
Publication Fee Paid:	Action by City Council:
_____	_____

All information must be completed and submitted herewith. Applicants are encouraged to visit the Land Use and Development Department for any assistance needed in completing this form.

- Name of property owner(s): Abdalla Abraham  
Mailing address: 10616 Lincoln Trail Fairview Heights, IL  
Phone: 618-394-8904  
E-Mail: ~~ra99a@~~ ra99a2003@yahoo.com
- Name of applicant (if other than owner): \_\_\_\_\_  
Relationship to owner (contractor, family member, lessee, etc.): \_\_\_\_\_  
Mailing address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

3. Address of property: 70616 Lincoln Trail Fairview Heights, IL  
Parcel (Tax) ID number: 364498335  
Present use of property: \_\_\_\_\_  
Zoning district: \_\_\_\_\_

4. Variance requested (be specific): Removing sign from Ruby Lane to the front of the building on Lincoln Trail, reason being there is no visibility on Ruby Lane would like ~~the~~ the sign to be displayed on Lincoln Trail so it will offer more visibility to identify our Peruvian Cuisine size of the sign is 3x16

5. Hardship: What unique physical characteristics of the subject property are cause for allowing reasonable relief from Development Code sign regulations?

- |                                      |                                     |                                       |
|--------------------------------------|-------------------------------------|---------------------------------------|
| <input type="checkbox"/> Too narrow  | <input type="checkbox"/> Topography | <input type="checkbox"/> Soil         |
| <input type="checkbox"/> Too small   | <input type="checkbox"/> Drainage   | <input type="checkbox"/> Sub-surface  |
| <input type="checkbox"/> Too shallow | <input type="checkbox"/> Shape      | <input type="checkbox"/> Other: _____ |

Please describe:

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6. Are the conditions of hardship for which you request a variance peculiar only to the property described by this petition?  Yes  No

If "no", how many other properties are similarly affected? \_\_\_\_\_

7. Was the hardship created by the action of anyone having property interest in the land after the Development Code was adopted?  Yes  No

If "yes", please describe: \_\_\_\_\_

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8. Was the hardship created by any other man-made change; such as the relocation of a road? ( ) Yes  No

If "yes", please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. A sign variance is requested for the property described above in conformity with the documents submitted herewith.

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

I consent that the entry in or upon the premises described in this application by any 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.

Signature of Owner:  \_\_\_\_\_ Date: 12/1/15

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_





## CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ [www.cofh.org](http://www.cofh.org)

January 6, 2016

**RE: ZBA01-16, Sign Variance- 10616 Lincoln Trail**

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, January 7, 2016 issue of the Fairview Heights Tribune.

Please advise that this notice concerns property in the vicinity of the property owned or occupied by you.

We cannot contact everyone by mail, so feel free to share this information with your neighbors. You are welcome to attend the public hearing and voice your opinions regarding the case.

The public hearing will be held before the Fairview Heights Zoning Board of Appeals in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, on Tuesday, January 26, 2016 beginning at approximately 7:00 p.m., in the City Council Chambers.

If you have any questions, please feel free to contact this office at 489-2063 or 489-2060.

Sincerely,

Kendra Tucker  
Recording Secretary  
Enclosure  
ZBA01-16



## CITY OF FAIRVIEW HEIGHTS

10025 Bunkum Road ♦ Fairview Heights, Illinois 62208 ♦ Phone: (618) 489-2000 ♦ [www.cofh.org](http://www.cofh.org)

### **PUBLIC NOTICE**

Notice is hereby given that a public hearing will be held before the Fairview Heights Zoning Board of Appeals on Tuesday, January 26, 2016 at 7:00 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois at which time and place the Zoning Board of Appeals will consider a Sign Variance request to allow for installation of wall sign in excess of code allowance located at 10616 Lincoln Trail, St. Clair County Identification Number 03-28.0-302-012, Fairview Heights, IL.

Request was made by Abdalla Abraham, 10616 Lincoln Trail, Fairview Heights, Illinois.

All persons desiring to appear and be heard for or against said proposal may appear at said hearing and be heard thereon.

Dated this 4<sup>th</sup> day of January, 2016

### **FAIRVIEW HEIGHTS ZONING BOARD OF APPEALS**

By: Cheryl Bunfill, Chairman

ZBA 01-16

PARCEL	OWNER	ADDRESS	ADDRESS2	CITY/ST	ZIP CODE
3280302044	WILLIAM E & DEBORAH L KAISER	20 S RUBY LN		FAIRVIEW HTS, IL	622082610
3280302015	CHARLES C ADAMS	9 BLUFF CT		FAIRVIEW HTS, IL	622082630
3280302023	BERNELL L & MARIAN L PETERS	18 S RUBY LN		FAIRVIEW HTS, IL	622082610
3280400003	DENNIS & MARY STRACKELJAHN	1220 CORONATION DR		SAINT LOUIS, MO	631254653
3280400004	LEIGHA & MEROD KYLE ECKROTH	15 S RUBY LN		FAIRVIEW HTS, IL	622082609
3280400005	WILLIAM FITZGEARL	17 S RUBY LN		FAIRVIEW HEIGHTS, IL	622082609
3280400006	JAMES E & MINNIE M RENCHER	19 S RUBY LN		FAIRVIEW HEIGHTS, IL	622082609
3280400016	ANTHONY R WOOD	8 ALICE LN		FAIRVIEW HEIGHTS, IL	622082622
3280400017	JOSEPH Z GALOONIS	10 ALICE DR		FAIRVIEW HGTS, IL	62208
3280201004	JLP FAIRVIEW HGTS LLC	PO BOX 24550		COLUMBUS, OH	432240550
3280302009	STEVEN & JENIFER A GIGER	101 MARILYN AVE		SWANSEA, IL	622264250
3280302012	IBRAHEM ABDALLA ABRAHAM ABDALL	1001 SADDLEWOOD DR		MARYVILLE, IL	620626678
3280302013	ABDALLA ABRAHAM	1001 SADDLEWOOD DR		MARYVILLE, IL	62062
3280302014	PHYLLIS & KECK BARB ISENHART	14 S RUBY LN		FAIRVIEW HTS, IL	622082610
3280111043	ATTN: JOSEPH SALERNO FOREST PA	2242 WHITNEY POINTE DR		CHESTERFIELD, MO	63005
3280111044	ATTN: JOSEPH SALERNO FOREST PA	2242 WHITNEY POINTE DR		CHESTERFIELD, MO	63005
3280111049	ASHLAND INC	3499 BLAZER PKWY		LEXINGTON, KY	405091850
3280111050	FAYETTE FUNDING LIMITED PARTNE	C/O AX DEPT	PO BOX 14000	LEXINGTON, KY	405124000
3280111051	ATTN: JOSEPH SALERNO FOREST PA	2242 WHITNEY POINTE DR		CHESTERFIELD, MO	63005
3280111052	ASHLAND INC	3499 BLAZER PKWY		LEXINGTON, KY	405091850
3280302048	LARRY HOWENSTEIN	10606 LINCOLN TRL		FAIRVIEW HEIGHTS, IL	622081900
3280302049	REAL ESTATE ADVANTAGE LLC	P O BOX 101		MARISSA, IL	622571503
3280302041	STEVEN M & JENIFER A GIGER	101 MARILYN AVE		SWANSEA, IL	62226
3280400001	MBJP ENTERPRISES LLC	905 CHEVALIER DR		O FALLON, IL	62269
3280400002	MBJP ENTERPRISES LLC	905 CHEVALIER DR		O FALLON, IL	62269
3280400026	DAAD LAND HOLDINGS LLC	2307 OLD COLLINSVILLE RD		BELLEVILLE, IL	62221
	LINDA BAKER	7411 LAURA LN		EDWARDSVILLE, IL	620254659
	Fairview Caseyville Twp Fire Protection	c/o Chief Bryan Doyle	214 Ashland Avenue	Fairview Heights, IL	62208
	Grant District #110	c/o Superintendent Matt Stines	10110 Old Lincoln Trail	Fairview Heights, IL	62208
	Belleville Twp High School District #201	c/o Superintendent Dr. Jeff Dostier	920 N. Illinois Street	BELLEVILLE, IL	62220
	Resident	9 S. Ruby Lane		Fairview Heights, IL	62208
	Resident	2 Market Place		Fairview Heights, IL	62208
	Resident	10610 Lincoln Trail		Fairview Heights, IL	62208

Resident	10 S. Ruby Lane		Fairview Heights, IL	62208
Resident	10603 Lincoln Trail		Fairview Heights, IL	62208
Resident	10611 Lincoln Trail		Fairview Heights, IL	62208
Resident	10608 Lincoln Trail		Fairview Heights, IL	62208
Resident	10614 Lincoln Trail		Fairview Heights, IL	62208
Resident	10700 Lincoln Trail		Fairview Heights, IL	62208
Resident	10710 Lincoln Trail		Fairview Heights, IL	62208
Resident	10616 Lincoln Trail		Fairview Heights, IL	62208

**Members of the Board:**  
James Nations, Chair  
Khalil El-Amin  
Barbara S. Johnson  
David A. Miller  
John Hipkind  
Kevin Kaufhold  
Kennard Tucker  
Reggie Sparks  
Jim Sullivan  
David Willey  
Greg Kuehnel  
Tom Hoechst



**Ex. Officio:**  
Randall Blankenhorn  
Jim Schultz

**Executive Director:**  
Michael J. Lundy

**Assistant Executive Director**  
Joe Gasparich, MBA, CPA



January 21, 2016

The Honorable Mark Kupsy, Mayor  
City of Fairview Heights  
10025 Bunkum Road  
Fairview Heights, IL 62208-1703

Dear Mayor Kupsy:

In the past, home-rule cities and villages have agreed to transfer industrial revenue bond volume cap to SWIDA to assist the development of projects in Bond, Clinton, Madison and St. Clair Counties. SWIDA is once again hoping that the City of Fairview Heights will agree to transfer their private activity industrial revenue bond cap to us prior to the May 1<sup>st</sup> deadline.

If the City of Fairview Heights does not use its bond volume cap for a project or does not transfer its unused bond volume cap to SWIDA by May 1, 2016, the state requires the cities to return the cap back to the state where it will be used in other parts of Illinois.

SWIDA uses the transferred cap to finance developments in our four-county area. In recent years, SWIDA used bond cap in Belleville, Fayetteville, Greenville and Caseyville. If later in the year the City of Fairview Heights finds it needs the bond cap for a project in the City of Fairview Heights, The City of Fairview Heights can request an allocation from the pool. Since 1989, SWIDA has issued 1.1 billion dollars in revenue bonds to finance projects in its jurisdiction. These projects have built the tax base of the area and created and retained jobs for our citizens.

We would appreciate your help again this year. The process has been simplified, only passing of the enclosed draft ordinance by May 1<sup>st</sup> is required; no Intergovernmental Agreement is necessary. A copy of the passed ordinance along with the attached draft letter, *Report of Allocation Granted by Home-Rule Units*, needs to be sent to the Governor by May 1st, with a copy to SWIDA. If you have any questions please call me at 618-345-3400. If you would like the documents emailed to you in Word format, please call the above number and ask for Teri.

Sincerely yours,

  
Michael J. Lundy  
Executive Director

Enclosures

(Letterhead of the City)

**REPORT OF ALLOCATION GRANTED  
BY HOME-RULE UNITS**

(Date) [Due by May 1, 2016]

Office of the Governor  
Governor's Office of Management and Budget  
603 Stratton Building  
Springfield, Illinois 62706

ATTENTION:Debt Management Unit

Re: **Issuer: City of Fairview Heights**  
Total 2016 Volume Cap Allocation: \$1,690,100

Volume Cap allocations transferred by Issuer resolution prior to May 1, 2016: \_\_\_\_\_  
\$1,690,100

If reallocated to another issuer, state name of issuer: Southwestern Illinois Development Authority (SWIDA)

Copies of allocation resolutions or ordinances are attached. (Note: Memorandums of agreements with businesses need not be attached.)

Total Allocation Granted or Reallocated: \$ \$1,690,100

Sincerely,

\_\_\_\_\_  
(Signature of authorized public official)  
(Title)  
(Telephone number)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE APPROVING THE TRANSFER OF VOLUME CAP IN CONNECTION WITH PRIVATE ACTIVITY BOND ISSUES, AND RELATED MATTERS.

WHEREAS, THE CITY OF FAIRVIEW HEIGHTS, Illinois (the "*Municipality*") is a municipality and a home rule unit of government under Section 6 of Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986, as amended (the "*Code*"), provides that the Municipality has volume cap equal to \$100 per resident of the Municipality in each calendar year, which volume cap may be allocated to certain tax-exempt private activity bonds; and

WHEREAS, the Illinois Private Activity Bond Allocation Act, 30 *Illinois Compiled Statutes 2008*, 345/1 *et seq.*, as supplemented and amended (the "*Act*"), provides that a home rule unit of government may transfer its allocation of volume cap to any other home rule unit of government, the State of Illinois or any agency thereof or any non-home rule unit of government; and

WHEREAS, it is now deemed necessary and desirable by the Municipality to transfer its entire volume cap allocation for calendar year 2016 to the Southwestern Illinois Development Authority (the "*Issuer*") to be applied toward the issuance of private activity bonds by the Issuer (the "*Bonds*") or for such other purpose permitted by this Ordinance;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Fairview Heights, Illinois, as follows:

*SECTION 1.* That, pursuant to Section 146 of the Code and the Act, the entire volume cap of the Municipality for calendar year 2016 is hereby transferred to the Issuer, which shall issue the Bonds using such transfer of volume cap, without any further action required on the part of the Municipality, and the adoption of this Ordinance shall be deemed to be an allocation of such volume cap to the issuance of the Bonds or such other bonds.

*SECTION 2.* That the Municipality and the Issuer shall maintain a written record of this Ordinance in their respective records during the term that the Bonds or any other such bonds to which such volume cap is allocated remain outstanding.

*SECTION 3.* That the Mayor, the City Clerk and all other proper officers, officials, agents and employees of the Municipality are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents and certificates as may be necessary to further the purposes and intent of this Ordinance.

*SECTION 4.* That the provisions of this Ordinance are hereby declared to be separable, and if any section, phrase or provision of this Ordinance shall for any reason be declared to be invalid,

such declaration shall not affect the remainder of the sections, phrases and provisions of this Ordinance.

*SECTION 5.* That all ordinances, resolutions or orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded; and that this Ordinance shall be in full force and effect upon its adoption and approval.

Presented, passed, approved and recorded this \_\_\_ day of \_\_\_\_\_, 2015.

Approved:

\_\_\_\_\_  
Mark Kupsky, Mayor

[SEAL]

ATTEST:

\_\_\_\_\_  
City Clerk

Ayes: \_\_\_\_\_  
\_\_\_\_\_

Nays: \_\_\_\_\_  
\_\_\_\_\_

Absent or Not Voting: \_\_\_\_\_

**INTER-OFFICE MEMORANDUM  
LAND USE & DEVELOPMENT DEPARTMENT**

---

TO: City Council  
FROM: Timothy J. Tolliver  
SUBJECT: Perfect Finish Ord.  
DATE: February 12, 2016

Steve Giger has submitted an application for TIF assistance with the redevelopment of his business at 10614 Lincoln Trail. City Council approved the redevelopment of property by Ord. 1687-2015 on February 20, 2015. This approval was conditioned for one year by that ordinance. Mr. Giger would request extension of approval date to allow for TIF assistance. The development has been designed and awaits decision on TIF assistance.

Should Committee agree to extend, a motion for preparation of ordinance is necessary.



## Millennia Professional Services of Illinois, Ltd.

11 Executive Drive, Suite 12 · Fairview Heights, Illinois 62221 · (Office) 618.624.8610 · (Fax) 618.624.8611

February 4, 2016

Mr. Timothy Tolliver  
Director of Land Use  
City of Fairview Heights  
10025 Bunkum Road  
Fairview Heights, IL 62208

### **Subject: Coventry Court and Bunkum Road Intersection Alignment Study Proposal**

Dear Mr. Tolliver:

Thank you for requesting this proposal from Millennia Professional Services (Millennia). Based on our recent site visit and phone conversation, we propose to provide the following professional services for the above-referenced project:

#### **Scope of Services**

- 1. Topographic Survey** – Perform a topographic survey of Bunkum Road in the vicinity of its intersection with Circle Drive, a portion of Coventry Court adequate to develop the realignment and extension of Coventry Court as described below, and the area between the Bunkum Road and Circle Drive Intersection and the above-described section of Coventry Court. This includes visible utilities, entrances, and home locations in the area described above. This topographic information will be drafted in AutoCAD.
- 2. Establish a Preliminary Alignment** – Establish a preliminary, best-fit alignment of the realignment and extension of Coventry Court to provide an intersection of Coventry Court with Bunkum Road at Circle Drive. This alignment will attempt to meet current standards, and minimize utility relocations and costs to the maximum extent practicable. This alignment will be drafted on the topographic survey in AutoCAD.
- 3. Meet with City and County Highway Department on Preliminary Alignment** – Meet with City Technical staff to review the preliminary alignment. Also, meet with the County Highway Department to go over the preliminary intersection alignment and necessary approvals.
- 4. Revise and Refine Alignment** – Revise the preliminary alignment based on the above-described meetings. The revised alignment will be drafted on the topographic survey in AutoCAD.
- 5. Preliminary Cost Estimate** - Perform a preliminary cost estimate of the revised alignment including estimating earthwork, paving, drainage, and utility relocation quantities and costs. This includes a preliminary estimate of the removal of the pavement which connects Coventry Court to its current access to Bunkum Road.

6. **Written Report** – Summarize the above listed findings in a written report. The findings of this report will be geared toward assessing the project's viability and estimated budget. The report will also identify any likely required traffic studies, intersection design studies, and/or roadway widening plans and approvals.

Millennia proposes to provide the above-described services for the lump-sum fees listed below. Millennia will invoice the client monthly or less frequently based on the percentage complete, and payment will be due within 30 days of the invoice date.

#### ITEMIZED FEE SCHEDULE

Item	(Itemized from Above-Listed Items)	Fee (\$)
1.	Topographic Survey	\$ 2,600
2.	Preliminary Alignment	\$ 2,100
3.	Meetings with City and County	\$ 700
4.	Revise and Refine Alignment	\$ 1,300
5.	Preliminary Cost Estimate	\$ 1,600
6.	Written Report	<u>\$ 1,500</u>
	Total	\$ 9,800

The above-described services do not include boundary surveying, traffic studies, intersection design studies, final improvement plans and specifications, bid documents, permit submittals, hazardous waste or asbestos remediation or permitting, construction observation, or construction staking.

There will be no additional charges for computer time, word processing, mileage, or printing for agency submittals or client copies. These fees do not include permit application and submittal fees, or printing costs for bidding. We will provide additional services that we are accustomed to performing at your request on an hourly basis as per the attached Hourly Rate Schedule. Hourly rates may be increased by Millennia on January 1 of each succeeding year.

Payment of any invoice by the Client to the Consultant (Millennia Professional Services) shall be taken to mean that the Client is satisfied with the Consultant's services to the date of payment and is not aware of any deficiencies in those services.

Neither the professional activities of the Consultant, nor the presence of the Consultant or its employees and subconsultants at a construction/project site, shall relieve the General Contractor of its obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. The Consultant and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite safety, and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the Client, the Consultant and the Consultant's subconsultants shall

be indemnified by the General Contractor and shall be made additional insured under the General Contractor's policies of general liability insurance.

The Consultant shall not be required to execute any documents subsequent to the signing of this Agreement that in any way might, in the sole judgment of the Consultant, increase the Consultant's contractual or legal obligations or risks, or adversely affect the availability or cost of its professional or general liability insurance.

Thank you for the opportunity to submit this proposal. This proposal is valid if accepted within 60 days. If this proposal is acceptable, please sign an original for record keeping and return one signed copy to our office.

We appreciate this opportunity to be of service to you and would be pleased to discuss any aspect of this letter with you at your convenience.

Sincerely,

**Millennia Professional Services of Illinois, Ltd.**



Gary R. Hoelscher, P.E., CFM  
Director

GRH:grh  
Attachment

Accepted by:

\_\_\_\_\_  
Client Name (Please Print)

\_\_\_\_\_  
Signature, Title

Date: \_\_\_\_\_

**METRO EAST OFFICE  
BILLING RATE SCHEDULE**  
(Rates Effective January 1, 2016)

Description	2016 Hourly Rate
Senior Project Manager	\$182.00
Project Manager	\$143.00
Engineer III	\$109.00
Engineer II	\$ 90.00
Engineer I	\$ 80.00
Survey Project Manager	\$124.00
Technician V	\$138.00
Technician IV	\$106.00
Technician III	\$ 88.00
Technician II	\$ 73.00
Technician I	\$ 59.00
Two-Man Survey Crew	\$148.00
One-Man GPS/Robotics	\$128.00
Administrative Assistant II	\$ 74.00
Administrative Assistant I	\$ 52.00
Vehicle per Mile	\$ 0.54
Vehicle per Day	\$ 65.00

*Hourly Rates may be subject to annual adjustments.*