

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

A G E N D A
COMMUNITY COMMITTEE
Wednesday, July 20, 2016 – 7:00 p.m.
Council Chambers
Fairview Heights City Hall
10025 Bunkum Road

Public Participation
Approval of Minutes – [June 22, 2016](#)

Planning
Alderman Pat Baeske, Chairman

1. [Land Use & Development Director's Report](#)
2. [PC 10-16 Development Plan – Storage Units – Long Acre Drive](#)

Parks & Recreation
Alderman Justin Gough, Chairman

1. [Parks and Recreation Director's Report: General discussion regarding items in report](#)
2. [Capital Improvement Discussion](#)
3. [Scoreboard Bid Approval](#)
4. [Tennis Court Bid Approval](#)
5. [Recreation Center](#)

Development
Alderman Bill Poletti, Chairman

1. [Economic Development Director's Report](#)

THE CITY OF FAIRVIEW HEIGHTS
COMMUNITY COMMITTEE MINUTES
Wednesday, June 22, 2016 - 7:00 p.m.
City Council Chambers
10025 Bunkum Road, Fairview Heights, IL

Committee Members in attendance – Justin Gough, Bill Poletti, Frank Menn, Pat Baeske, Harry Zimmerman, Mayor Mark Kupsy, Ex-officio

Committee Members absent –

Other Aldermen and Elected Official in attendance – Dennis Baricevic, Pat Peck, City Clerk Karen Kaufhold

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

Recorder – Cheryl Kleb

Public Participation

None.

Approval of May 18, 2016 Minutes

Motion and second to approve said minutes as written were made by Aldermen Pat Baeske/Harry Zimmerman. 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.

Gene Norber with EDR was present and available to answer questions regarding agenda items.

Consider approval of the Ludwig Drive TIF Redevelopment Plan and Project

Director Malloy requested approval of the Ludwig Drive TIF Redevelopment Plan and Project.

Motion and second to recommend to City Council approval of the Ludwig Drive TIF Redevelopment Plan and Project were made by Aldermen Pat Baeske/Justin Gough. The motion carried by voice vote and was unanimous.

Consider approval of the State Route 159 North TIF Redevelopment Plan and Project

Director Malloy requested approval of the State Route 159 North TIF Redevelopment Plan and Project.

Motion and second to recommend to City Council approval of the State Route 159 North TIF Redevelopment Plan and Project were made by Aldermen Justin Gough/Pat Baeske. The motion carried by voice vote and was unanimous.

Consider designating and approving Ludwig Drive TIF Tax Increment Financing Area

Director Malloy requested Committee to designate and approve Ludwig Drive TIF Tax Increment Financing Area.

Motion and second to recommend to City Council to designate and approve the Ludwig Drive TIF Tax Increment Financing Area were made by Aldermen Frank Menn/Justin Gough. The motion carried by voice vote and was unanimous.

Consider designating and approving the State Route 159 North TIF Tax Increment Financing Area

Director Malloy requested Committee to designate and approve the State Route 159 North TIF Tax Increment Financing Area.

Motion and second to recommend to City Council designate and approve the State Route 159 North TIF Tax Increment Financing Area were made by Aldermen Frank Menn/Justin Gough. The motion carried by voice vote and was unanimous.

Consider adopting Tax Increment Financing for the Ludwig Drive TIF

Director Malloy requested adopting Tax Increment Financing for the Ludwig Drive TIF.

Motion and second to recommend to City Council to adopt the Tax Increment Financing for the Ludwig Drive TIF were made by Aldermen Frank Menn/Justin Gough. The motion carried by voice vote and was unanimous.

Consider adopting Tax Increment Financing for the State Route 159 North TIF

Director Malloy requested adopting Tax Increment Financing for the State Route 159 North TIF.

Motion and second to recommend to City Council to adopt the Tax Increment Financing for the State Route 159 North TIF were made by Aldermen Pat Baeske/Frank Menn. The motion carried by voice vote and was unanimous.

Consider approval of an Intergovernmental Agreement template between the City of Fairview Heights and the taxing districts of the Ludwig Drive TIF, as recommended by the Joint Review Board

Director Malloy requested approval of an Intergovernmental Agreement template between the City of Fairview Heights and the taxing districts of the Ludwig Drive TIF, as recommended by the Joint Review Board.

Motion and second to recommend to City Council approval of an Intergovernmental Agreement template between the City of Fairview Heights and the taxing districts of the Ludwig Drive TIF, as recommended by the Joint Review Board were made by Aldermen Pat Baeske/Frank Menn. The motion carried by voice vote and was unanimous.

Consider approval of an Intergovernmental Agreement template between the City of Fairview Heights and the taxing districts of the State Route 159 North TIF, as recommended by the Joint Review Board

Director Malloy requested approval of an Intergovernmental Agreement template between the City of Fairview Heights and the taxing districts of the State Route 159 North TIF, as recommended by the Joint Review Board.

Motion and second to recommend to City Council requested approval of an Intergovernmental Agreement template between the City of Fairview Heights and the taxing districts of the State Route 159 North TIF, as recommended by the Joint Review Board were made by Aldermen Pat Baeske/Frank Menn. The motion carried by voice vote and was unanimous.

Planning Committee

Alderman Pat Baeske, Chairman

Land Use & Development Director's Report

Director Tolliver presented his written report to Committee for review and informed that the mosquito fogging machine, circa 1970's, has malfunctioned and may not be repairable, replacement may need to be purchased in the \$7,000 to \$10,000 range. There were no questions.

PC 10-16 Longacre Drive Development Plan Self-storage units

Director Tolliver informed Committee that the petitioner requested a continuance for PC 10-16 until the July 20th meeting. No action was taken.

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.

Lexington Park Playground: Request to Solicit Bids

Director Beaston requested approval to solicit bids for the Lexington Park Playground.

Motion and second to authorize the Director to solicit bids for the Lexington Park Playground were made by Aldermen Bill Poletti/Harry Zimmerman. The motion carried by voice vote and was unanimous.

Grant request: Resolution to apply for a grant with St. Clair County Parks Grant Commission for funding to purchase and install a pavilion at Everett Moody Park

Director Beaston requested approval to apply for a grant with St. Clair County Parks Grant Commission for funding to purchase and install a pavilion at Everett Moody Park.

Motion and second to recommend to City Council approval of a Resolution to apply for a grant with St. Clair County Parks Grant Commission for funding to purchase and install a pavilion at Everett Moody Park were made by Aldermen Pat Baeske/Bill Poletti. The motion carried by voice vote and was unanimous.

Adjournment 7:35 p.m.

Submitted By:

Recorder

INTEROFFICE MEMORANDUM

To: City Council
From: Timothy Tolliver
Subject: Director's Report
Date: July 18, 2016

- **Planning Commission met July 12, 2016 with all members present. Commissioners reviewed PC 11-16 & PC15-16. Applicant, St. John UCC has requested tabling of application for sixty days.**
- **Attached are the June residential property maintenance and building permit reports.**
- **Attached are the July 6 reports for commercial building plans under review, commercial projects under construction and commercial occupancy permits issued.**
- **Attached is the Unsafe Structure List as of July 6, 2016.**

**PROPERTY MAINTENANCE MONTHLY REPORT
2016 INSPECTIONS**

MONTH	APT.	S-F RNT	S-F SOLD	TOTAL
JANUARY - ISSUED	27	8	13	48
INSPECTIONS - COMPLETED	34	19	15	68
FEBRUARY - ISSUED	34	20	19	73
INSPECTIONS - COMPLETED	33	28	37	98
MARCH - ISSUED	40	16	26	82
INSPECTIONS - COMPLETED	29	28	39	96
APRIL - ISSUED	30	23	24	77
INSPECTIONS - COMPLETED	34	35	76	145
MAY -- ISSUED	37	24	39	100
INSPECTIONS - COMPLETED	30	34	58	122
JUNE -- ISSUED	44	26	27	97
INSPECTIONS - COMPLETED	53	30	69	152
JULY -- ISSUED				0
INSPECTIONS - COMPLETED				0
AUGUST - ISSUED				0
INSPECTIONS - COMPLETED				0
SEPT - ISSUED				0
INSPECTIONS - COMPLETED				0
OCTOBER - ISSUED				0
INSPECTIONS - COMPLETED				0
NOVEMBER - ISSUED				0
INSPECTIONS - COMPLETED				0
DECEMBER - ISSUED				0
INSPECTIONS - COMPLETED				0

PAID = OCCUPANCY PERMITS ISSUED

INSPECTIONS = HOUSING INSPECTIONS PERFORMED

YTD TOTAL IS: 477

YTD TOTAL IN: 681

OCCUPANCY PERMITS ISSUED
CITY OF FAIRVIEW HEIGHTS
FIGURES INCLUDE PAID PERMITS AND EXEMPTIONS

	2007		2008		2009		2010		2011		2012		2013		2014		2015		2016	
	Paid	EXMPT																		
JANUARY	54	50	38	39	21	30	33	36	25	29	76	2	75	3	68	1	53	4	46	2
FEBRUARY	45	43	34	27	42	28	35	34	35	37	79	5	88	2	63	1	48	2	68	5
MARCH	48	41	34	39	33	54	40	41	52	43	90	4	66	5	85	1	66	1	78	4
APRIL	29	42	36	41	30	38	47	52	45	31	64	0	91	12	88	1	105	5	74	3
MAY	49	52	46	49	41	37	44	66	49	29	99	2	67	2	86	2	101	5	100	0
JUNE	45	56	45	44	31	43	56	56	73	4	116	4	59	3	85	2	98	2	95	2
JULY	54	64	27	43	38	48	69	52	66	5	137	3	125	4	124	1	110	1		
AUGUST	61	58	60	37	56	55	62	36	106	7	142	6	123	0	83	5	92	3		
SEPTEMBER	60	34	47	49	36	31	43	31	80	5	71	1	88	2	77	2	74	2		
OCTOBER	48	42	55	47	35	33	42	24	73	6	90	5	75	5	61	5	80	4		
NOVEMBER	41	43	39	29	31	20	41	32	62	7	73	2	68	1	72	9	64	3		
DECEMBER	42	25	48	31	34	19	40	22	70	4	51	4	69	4	67	3	45	3		
TOTALS	576	550	509	475	428	436	552	482	736	207	1088	38	994	43	959	33	936	35	461	16

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. AT&T Tower – 6701 North Illinois – Antenna Addition
APPROVAL – Jack Scheidt @ 636-922-3400
5. Fairview Liquor – 5329 North Illinois – Addition
Hans Koehl @234-6720 – EXPIRED – New Permit to be issued
6. Perfect Finish – 10614 Lincoln Trail – Demolition
Steve Strube – 277-1054
7. Gateway Cancer Treatment Center – 326 Fountains Parkway – Renovations
Brian Dayton with Holland Const. @212-6702
8. Christ United Methodist Church – 339 Frank Scott parkway – Addition/Renov.
Will Stadjuhr @394-8400
9. Meineke – 10710 Lincoln Trail – Addition & new Development
Dirk Schaumleffler @781-3742
10. Grace Church – 5151 North Illinois – Exterior renovations
Matt Costello @973-5507
11. Longacre Ponds – 67-69-71-73 Northbrook Circle Re-Construction -Fire Damage
Todd Mayer – CATCO 314-568-5837
12. NCI Information System – 16 Executive Drive Ste 300 – Tenant Renovation
Environs Architect – 344-8699
13. West Route 161 – Excavation-Soil & Sedimentation Control
Ray Miller @660-6567
14. Tinder Box – 10700 B Lincoln Trail – Relocation – Tenant Finish
Kent Scharf @407-2425
15. Cerebral Palsey of South Western IL – 10200 Old Lincoln Trail – Office
Jeanette Haege @233-0210 Ext 15
16. AT&T Tower – 10025 Bunkum Road – Antenna replacements
Sarah temme @636-922-3400
17. NHANES National Health Study–St Clair Sq–Mobile Units – Medical Assembly
Gessi Rincom @301-526-7533
20. Ashland Storage – 19 Ashland Ave – Excavation
Chris Korte @779-4910
21. Shoe Department Encore – St Clair Sq #172 – Retail
Crystal Green @704-782-4143
22. Tucker Allen - 331 Salem Place – Attorney's Office
Rachael Berry @314-206-7122

CONTINUED:

23. Ashland Storage – 19 Ashland Ave – Storage Units
Chris Korte @779-4910
24. Bath & Body Works – St Clair Sq #192 & 193 – Retail
Lyn Davies @616-493-9350
25. T Mobile – 296 Monticello – additions to cell tower
Amanda @724-416-2315

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. TY-Mobile Sprint-Monticello 296 Monticello – Antenna Replacement
Russell Been @314-989-9810
5. JC Penney – 245 St Clair Square – Renovation
Douglas Thompson @316-268-0217
6. Christopher Banks – St Clair Sq Space #180 – Tenant Finish
Rebecca Olson @651-888-6885
7. St Clair Sq – New Food Court Exterior Stairs –
Miranda Stevens @277-8870
8. AT&T Tower – 13 Canty Lane – Antena replacement
Lindsey @636-922-3400
9. Cerebral Palsey of SW IL - 209 Edding Lane -Community Residence Family
Herbert Frentzel @234-8550
10. NAPA Auto Parts – 10408 Lincoln Trail – New Construction
Scott Boeker @633-2256
11. Palms Carwash – 5922 North Illinois – New Bay Extension to Bay 6
Stephen Tyler @779-4926

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

1. Vector marketing Co. – 10400 Lincoln Trail – Temporary for summer
Gil Klein @974-8211
2. Sweet Pleasures – St Clair Sq #265 Retail
Catina Rupert @972-4820
3. STI Blue Line – St Clair Sq #T-258 Retail
Ed Fernandez @960-5614
4. Mother Earth Natural Gallery – 5900 N Illinois #14
Gloria Locket @722-3578 ZONING PENDING – Adding Use to Existing
Retail
5. Desserts out the Jar – St Clair Sq KIOSK T-63 Retail
Yashica McKinney @570-1981
6. Outlet Max – 10850 Lincoln Trail Suite #17 – Retail
Heather Blacketer @913-438-4538
7. PV Promotions – St Clair Sq Multiple Vendors and locations
John Johnston @636-634-0580
8. Rite Business products – 5105 North Illinois – New owners
Tim Pace @407-5466
9. Ray Jay Greasy Spoon – St Clair Square #168
Ray Pennington @305-632-9964

UNSAFE STRUCTURES

As of 7/6/2016

- 1. 9058 Crest Drive – Posted UNSAFE STRUCTURE – Fire Damage – see file. TG – PENDING COURT ACTION**
- 2. 632 Deppe Lane – Posted UNSAFE STRUCTURE – Principal & Accessory Structure. Building is vacant and secured. TG**
- 3. 8 Belle Drive – Posted UNSAFE STRUCTURE. Building is vacant and secured. TG PENDING COURT ACTION**
- 4. 125 South Ruby lane – ICE RINK - Posted UNSAFE STRUCTURE – Mine subsidence. TG**
- 5. 133 Toulon Court – Posted UNSAFE STRUCTURE.TG PENDING COURT ACTION**
- 6. 9755 Greenridge Heights – Posted UNSAFE STRUCTURE – MOLD - VACANT. PENDING COURT ACTION**
- 7. 9608 Old Lincoln Trail – Posted UNSAFE STRUCTURE – Fire Damage. TG**
- 8. 9824 Old Lincoln Trail – Posted UNSAFE STRUCTURE – Vacant Building and no utilities. TG**
- 9. 10319 Lincoln Trail – Posted UNSAFE STRUCTURE – Vacant Building & no utilities. TG**
- 10. 9716 Ridge Heights – Posted UNSAFE STRUCTURE – Vacant Building & No utilities. TG PENDING COURT ACTION**
- 11. 128 Susan Court – Posted UNSAFE STRUCTURE – Vacant Building & No utilities. TG**

CONTINUED

- 12. 10820 Lincoln Trail – Posted UNSAFE STRUCTURE. Old Denny’s
TG**
- 13. 18 Broadstone Drive – Posted UNSAFE STRUCTURE – Fire
Damage. Intent is to repair. TG PENDING COURT ACTION**
- 14. 9113 South Ave – Posted UNSAFE STRUCTURE – Long outstanding
issues – see file. TG**
- 15. 5 Barco – Posted UNSAFE STRUCTURE – Foreclosure and
numerous violations. TG**
- 16. 9902 South Road – Posted UNSAFE STRUCTURE TG**
- 17. 9401 Richfield Rd – Posted UNSAFE STRUCTURE – Vacant. TG
PENDING COURT ACTION**
- 18. 72 Circle Drive – Posted UNSAFE STRUCTURE – Fire damage. TG**
- 19. 549 St Clair Road – Posted UNSAFE STRUCTURE – Fire Damage.
TG**
- 20. 34 Pine trail – Posted UNSAFE STRUCTURE – Abandoned. TG**
- 21. 30 Charvel Drive – Posted UNSAFE STRUCTURE – Abandoned
Home. TG**
- 22. 25 & 27 Sharilane Drive – Posted UNSAFE STRUCTURE –
Abandoned duplex. TG**
- 23. 9124 Summit – Posted UNSAFE STRUCTURE -- TG**



CITY OF FAIRVIEW HEIGHTS

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

June 17, 2016

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

Dear City Council:

The petition listed below is hereby transmitted for your consideration:

Petition No:	PC10-16
Petitioner:	JQP Properties, LLC
Request:	Development Plan
Area Size:	Approximately 2.9 acres
Location:	XXX Long Acre Drive
Hearing Date:	June 14, 2016
Proponents:	0
Opponents:	0
Recommendation:	Denial
Votes:	Yeas: Mensing, Wesemann, Barkley, Smith, Funk, Correale, McCarthy, Hoppe, & Bramstedt Nays: None Absent: Herrington & Sudja
Report:	Staff Advisory
Ward:	III

Respectfully,

Jim Bramstedt, Chairman
Planning Commission
TT/kt

PC10-16, Development Plan, Longacre Drive, JQP Properties LLC

AREA LAND USE AND ZONING

The subject property is an undeveloped 2.9 acre “L” shaped parcel located with frontage on Long Acre Drive zoned Planned Business District. The property is adjoined by Lincoln Place II Shopping Center to the east, the Lincoln Place storm water basin to the north, and a hair salon to the west all zoned Planned Business District. The properties to the immediate south across Long Acre Drive are zone R-4 Single Family Residential and are developed as such. The Longacre Ponds Apartments are located to the west and are zoned M-2 Multiple Family Residential.

DEVELOPMENT PLAN PROPOSAL

The applicant, JQP Properties, LLC, is requesting approval of a Development Plan to construct a self-storage facility. The facility will contain approximately 51,900 square feet of area in nine (9) structures of which 45,700 square feet will be rentable space with the balance to be utilized for office space and onsite manager’s residence. Approximately 46% of total units will be climate controlled in buildings 1, 2, 3, & 4. Building 1 will also contain the office and a second floor manager’s residence. The buildings fronting Long Acre Drive will have window systems on the facade and sides visible to Long Acre Dr. The facility will be contained by fencing and building walls being setback approximately ten (10) feet from side and rear perimeter property lines except, the western line adjoining the apartment complex being setback approximately 37 feet.

The exterior of the structures will be designed using various architectural features, such as hidden fastener metal panels with a stucco type masonry finish, and glass along with storefront entrance.

Access gate will be computer coded for access; hours of access have not been identified though office will operate 9:00 a.m. to 6:00 p.m. except on Saturday closing is at 5:00 p.m. or Sunday not open.

Applicant is proposing two separate curb cuts onto Long Acre Drive approximately 70’ apart.

PLANNING CONSIDERATIONS

Comprehensive Plan

The 2012 Comprehensive Plan, Section 4 Land Use, has identified the subject parcel as multiple family residential.

Buffer and Setback

Section 14-4-23.1 “Buffer Standards, General Standards” which states that buffers shall be located

on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line, or between differing land uses on a single parcel, but may not occupy any portion of a dedicated or reserved public or private street or right of way. The table of buffer requirements details the width and density of the planting based on the intensity of the proposed development or use and the uses which are developed on the adjacent properties. Table 14.4.23.1 (D) is attached for reference. The Applicant is required to provide Buffer Yard B on the west side adjoining the multiple family residences, the buffer area is proposed to be approximately 37 at the closest point. In addition to the buffer yard, there is also additional landscaping proposed in front of the western most building fronting Long Acre Dr. and on the east side of the parking area. Detailed landscaping plan has not been submitted at this time type but areas are provided.

The building walls will be setback a minimum of approximately ten (10) feet from side and rear perimeter property lines except, the western line adjoining the apartment complex being setback approximately 37 feet.

The front building No. 2 and adjoining parking area are proposed to be set back 27' from the front property line.

Exterior Building Materials

Section 14-3-35 "Exterior Building Material and Design: Business and Industrial Districts" of the Development Code lists some general requirements for architectural design. This section of the code also lists a specific requirement that "all exterior walls shall consist of a minimum of sixty percent (60%) glass and/or masonry materials (brick, natural clay, natural stone and architectural concrete units, excluding smooth faced block except when used as an accent) on all sides." It also lists other building materials that are acceptable and unacceptable. The self-storage buildings are proposed to be constructed of stucco type material; plaster stucco is a material identified as not acceptable. Applicant proposed split face block as an alternative to the stucco panels.

Parking

Applicant is proposing 8 parking places in the front of the office/ building #1. Parking lot layouts including setback and landscape areas are code compliant. Drive/access aisles are proposed at a minimum of 24'. Parking at buildings 1, 2, 3 & 4 needs explanation since access is via building end doors for multiple interior units as compared to units immediately accessible from the exterior along the aisles.

Signs

Applicant is proposing a signage in compliance with code.

Exhibits

1. Staff Advisory

2. Application
3. Narrative (2)
4. Building Floor Plans w/rental unit table
5. Aerial View
6. Existing Topography
7. Site Plan
8. Building Perspectives (3)
9. Findings of Fact macro
10. Public Notice
11. Surrounding Property Owners

TT/kt

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

RESOLUTION PC 010-16

A RESOLUTION ADOPTING FINDINGS OF FACT PC010-16 RELATING TO REQUEST FROM JQP PROPERTIES, LLC TO DENY A DEVELOPMENT PLAN ALLOWING SELF-STORAGE UNITS WITHIN THE PLANNED BUSINESS DISTRICT.

WHEREAS, JQP Properties, LLC, hereinafter referred to as the “Applicant,” has properly applied for a Development Plan approval for a self-storage unit development within the “PB” Planned Business District located on the north side of Long Acre Drive Dr., PIN # 03-28.0-409-021 and legally described as:

Lot 3 of Lincoln Place II, a subdivision according to the plat thereof recorded April 9, 2002, in Plat Book 101 on Page 63.

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 determined to be 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 June 14, 2016, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
2. The subject property is vacant and is zoned “PB” Planned Business District. The subject property is situated on one parcel, PIN# 03-28.0-4098-021 and is identified by the previous legal description.
3. That the Subject Property contains approximately 2.9 acres.
4. That this permit will require any changes to traffic circulation and ingress/egress.
5. That this permit will require any changes to lighting, landscaping, or the existing site usage.
6. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.
7. That the proposed use will substantially adversely impair the use, enjoyment, or market value of any surrounding property.

8. That the proposed use will not be hazardous or disturbing to existing neighboring uses.
9. That the proposed use will be served adequately by public facilities and services such as highways and streets.
10. That the proposed use will create excessive additional requirements at public cost for public facilities and services, and it will be detrimental to the economic welfare of the community.
11. That the proposed use will involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.
12. The proposed use will not be consistent with the Comprehensive Plan.
13. That this Development Plan denial will not allow for the applicant's use of business zoned property for a 51,900 gross square feet a self-storage facility, including climate controlled space, office and onsite managers residence at the property as it is proposed per the Development Plan by the Applicant.

The motion for the adoption of the foregoing resolution was duly seconded by; Barkley upon vote being taken thereon, the following voted in favor thereof: Smith, Bramstedt, Wesemann, Funk, Correale, McCarthy, Hoppe, Mensing & Barkley

and the following voted against the same: NONE

and the following abstained: NONE

and the following were absent: Herrington & Sudja

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 14th day of June 2016.

Planning Commission Chairman

ATTEST:

Land Use Director

APPLICATION FOR SPECIAL USE PERMIT OR DEVELOPMENT PLAN



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 Plan Commission: _____
Name of Newspaper and Publication Date: _____	Date of Final City Council Decision: _____
Publication Fee Paid: _____	Action by City Council: _____

Development Plan: _____ Amended Development Plan: _____
Special Use: _____

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.

1. Name of property owner(s): Yogini Bhatia
 Mailing address: 1016 S. Church Belleville IL 62221
 Phone: 618-222-8998
 E-Mail: gsub3@yahoo.com

2. Name of applicant (if other than owner): JQP Properties LLC
 Relationship to owner (contractor, family member, lessee, etc.): contract to purchase
 Mailing address: 801 Midpoint Drive O'Fallon MO 63366
 Phone: (636) 379-0500 or 314 220-3100
 E-Mail: jqp@charter.net

3. Address of property: Long Acre Drive
Parcel (Tax) ID number: 03-28.0-409-021
Present use of property: vacant
Zoning district: PB

4. Type of Development for which permit is requested:
Storage Units

5. (For residential developments only) N/A
Density : _____
Number of structures: _____ Dwelling units per structure: _____
Total number of dwelling units: _____
Estimated number of persons per dwelling unit: _____
Density = Population of development = _____ = _____ persons/acre.

6. A special use permit or development plan approval 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; that I have read and understand the regulations pertaining to Special Uses and Development Plans and I believe to the best of my knowledge that the proposed will not violate any portion of said code.

I also understand that as the Applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

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: [Signature] Date: 5/9/16

Signature of Applicant: [Signature] Date: 5-9-16



801 Midpoint Drive
O'Fallon, MO 63366
Office: (636) 379-0500
Cell: (314) 220-3100
Fax: (636) 379-8141
Email: jqp@charter.net

May 19, 2016

Planning Commission
City of Fairview Heights
10025 Bunkum Road
Fairview Heights, IL 62208

RE: Proposal to develop Safe Lock Storage

Dear Planning Commission:

SAFE LOCK STORAGE is a local self-storage provider which opened its first facility over 20 years ago with locations in Missouri and Illinois. We have been proudly serving St. Clair County at our Shiloh location since 2003. The industry has grown and significantly evolved from the original concept of self-storage. Today's facilities, such as the one proposed, cater to both residential and small business users who need additional space for their storage needs. The facility provides an attractive appearance and service to the community. SAFE LOCK STORAGE is interested in locating a facility within Fairview Heights, and is submitting this proposed Development Plan for consideration.

The proposed project entails the development of an upscale self-storage facility to be constructed on a vacant 2.9 acre site located on Longacre Dr., Fairview Heights, IL 62208. A partial legal description of the parcel is just below, and also please reference the aerial photo previously submitted by TWM Engineers.

Lot 3 of Lincoln Place Phase II subdivision

SAFE LOCK STORAGE'S proposal is to construct nine (9) buildings with a rentable space of approximately 45,700 square feet. The Office and Onsite Manager's residence would also be a part of these buildings. The buildings will be attractively designed using various architectural features, such as hidden fastener metal architectural panels with a stucco type masonry finish, and glass along with a storefront entrance. A sample of the panels can be provided at the plan commission hearing if desired.

The buildings are considered "state of the art" in the industry, equipped with a climate controlled environment and a sophisticated security system. Approximately 46% of the total units will be climate-controlled, comprising 42% of the net rentable space. The user accesses the building through a main entrance and proceeds to their individual unit. The facility is supervised by one or two staff persona and the front office will operate from 9:00 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturday, and will be closed on Sunday. A typical customer stays with us for 6-8 months during which time they come in, sign their lease and store their goods, paying their rent by credit card or online

through our automatic payment system. This type of customer base gives us very low traffic volume (lowest of any commercial use).

The facility makes limited demands on the municipality and these impacts can be assessed as follows:

Waste There is little to no waste generated both in terms of solid waste and sanitary waste as there are only one to two employees at any given time and a private hauler attends to the limited solid waste.

Noise The noise is limited because the facility has few employees, needs virtually no deliveries or restocking of supplies, and has limited traffic volume. The loading and unloading into the facility is typically done from cars or SUV's since it is primarily used by residential and small business users.

Public Water There is minimal demand on the public water supply since there are only one or two employees, and no water is required for the product or service it provides.

Municipal Services The facility makes minimal demands on the municipal services. i.e. roads, infrastructure and none on the school system. There are no large trucks (18 wheelers) at the site. The customer base we attract typically use a car or SUV.

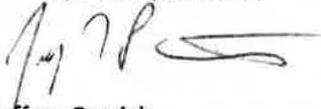
Security For security measures, we will utilize 6' fencing in areas that would prevent access to the grounds other than passing through the computer controlled electronic front gate. Our desire is to use the building itself as an access barrier to a portion of the perimeter. Additionally, we will utilize security monitors on the premises, well-lit driveways and personal access codes designed to open the automated gate.

We would like to begin construction in September 2016 and will likely finish in May 2017.

The sign or monument, as well as signage on the building itself, would be designed to meet City Code.

It is our desire to use the very large Retention Pond located just to the North of the property for any drainage issues. Since the site was once part of the Lincoln Place Phase II, we believe the site was part of the Master Plan to drain into the pond. A large drainage pipe currently exits the North perimeter of the site draining into this retention pond, furthering our belief that it was incorporated into the Plan.

Thank you for your time,



Jeffrey Parrish

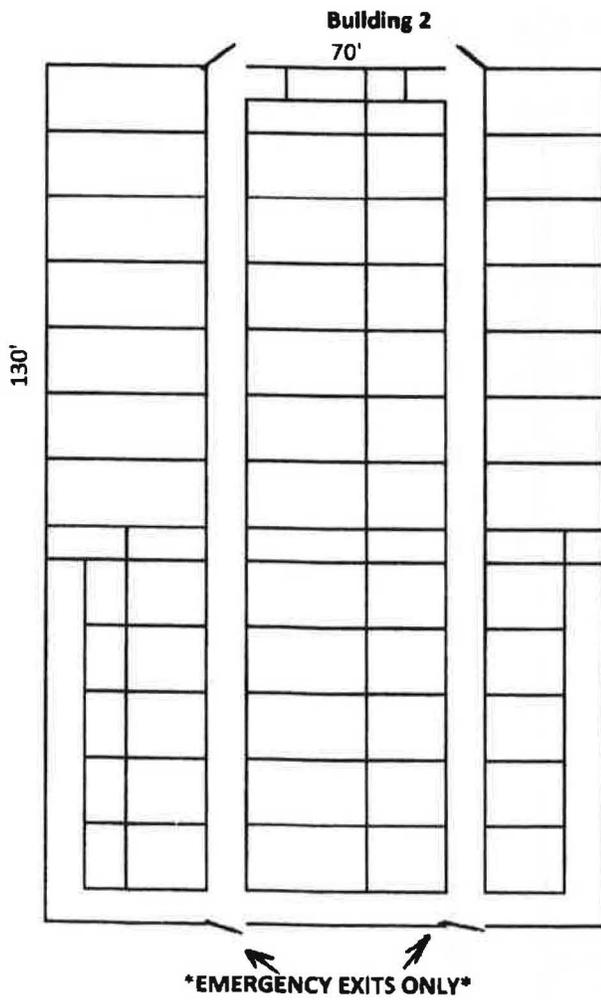
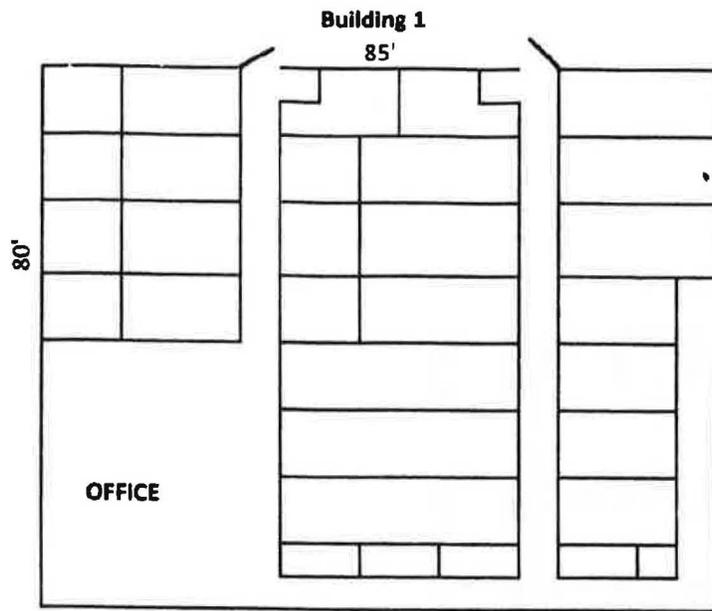
Owner

Safe Lock Storage

Climate Controlled	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Bldg 6	Bldg 7	Bldg 8	Bldg 9	Total	%	Sq Footage
5 x 5	1	2	0	1	0	0	0	0	0	4	1%	100
5 x 10	4	12	0	41	0	0	0	0	0	57	15%	2850
5 x 15	0	2	0	0	0	0	0	0	0	2	1%	150
10 x 10	3	22	10	0	0	0	0	0	0	35	9%	3500
10 x 12.5	2	0	0	0	0	0	0	0	0	2	1%	250
10 x 15	8	17	20	0	0	0	0	0	0	45	12%	6750
10 x 20	6	7	10	0	0	0	0	0	0	23	6%	4600
10 x 25	0	0	0	0	0	0	0	0	0	0	0%	0
10 x 30	3	0	0	0	0	0	0	0	0	3	1%	900
	27	62	40	42	0	0	0	0	0	171	46%	19100

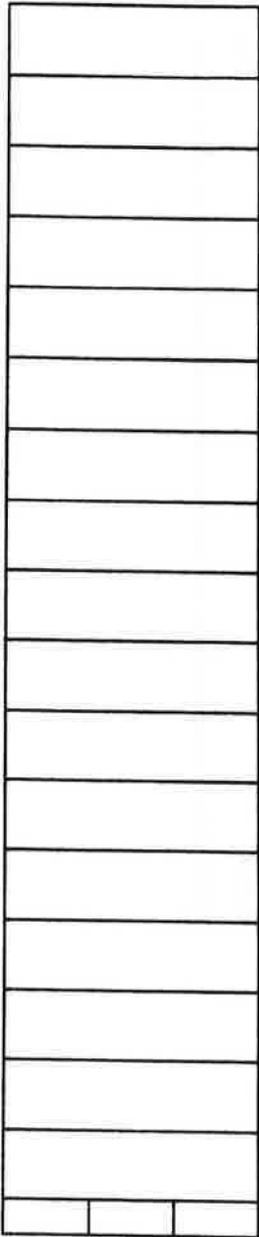
Non-Climate	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Bldg 6	Bldg 7	Bldg 8	Bldg 9	Total	%	Sq Footage
5 x 5	0	0	2	0	0	0	0	0	0	2	1%	50
5 x 10	0	0	5	2	0	22	12	22	3	66	18%	3300
10 x 10	4	0	10	17	0	6	0	6	0	43	12%	4300
10 x 15	0	0	0	10	3	0	22	0	0	35	9%	5250
10 x 20	0	0	0	0	0	11	0	11	0	22	6%	4400
10 x 25	0	0	0	0	0	0	0	0	0	0	0%	0
10 x 30	0	0	0	0	14	0	0	0	17	31	8%	9300
	4	0	17	29	17	39	34	39	20	199	54%	26600

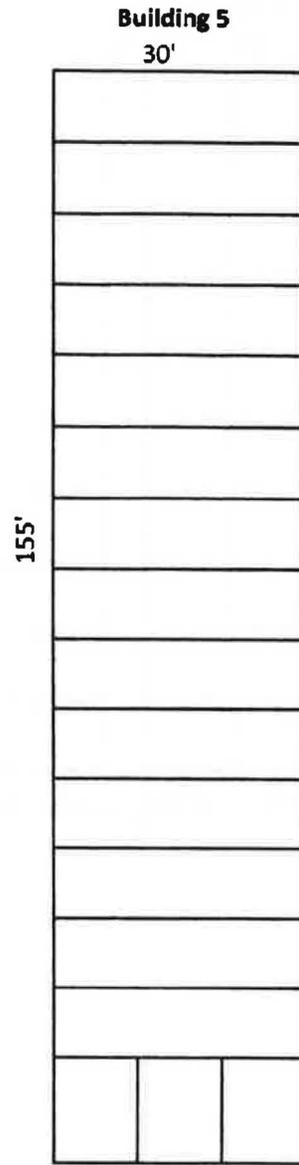
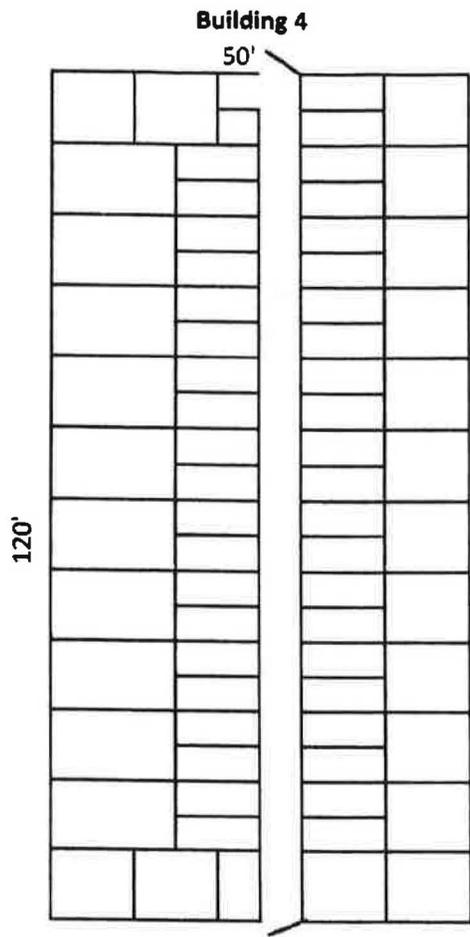
UNIT TOTALS 31 62 57 71 17 39 34 39 20 370 100% 45700



Building 9
30'

175'

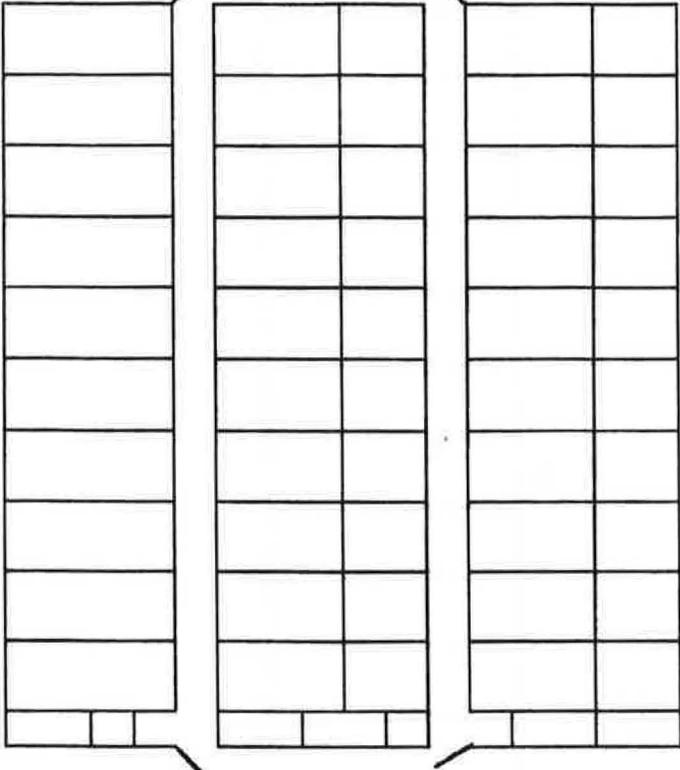




Building 3

80'

105'



**Special Use Permit
&
Development Plan Narrative**

Lincoln Place Phase II

Lot 3

Fairview Heights, Illinois

The proposed special use request is for the development of storage facilities on Lot 3 of Lincoln Place Phase II. The site is 2.9 acres and is currently zoned Planned Business.

- A. Location - The proposed development is located along Longacre Drive just west of the Lincoln Place Shopping Complex. There is an existing entrance that will provide access to the parking lot and a proposed entrance that will serve as the main access to the gated storage area.
- B. Site & Site Characteristics – The site is currently vacant. The proposal includes storage facilities with small office space – Gross Floor Area is 51,900 square feet
- C. Setbacks for the proposed development are being proposed as follows;
 - Front Yard Setback – 27 feet minimum
 - Side Yard Setback – 10.03 feet minimum
 - Rear Yard Setback – 9.79 feet minimum
- D. The infrastructure for the project will consist of concrete drives and parking lot. Private utility services will be provided for the development. Storm water detention shall be provided in the existing detention facility adjacent to the northerly property line.
- E. There will be some small tree removal and site grading to establish the finish floor elevations for the proposed structures.



THOUVENOT, WADE & MOERCHEN, INC.
ENGINEERS • ARCHITECTS • PLANNERS



- CORPORATE OFFICE
4040 OLD COUNSELVILLE RD.
SPRINGFIELD, ILLINOIS 62224
TEL (618) 621-4488
FAX (618) 621-0581
- WAIVER OFFICE
112 SOUTH MAIN STREET
SPRINGFIELD, ILLINOIS 62202
TEL (618) 628-2001
FAX (618) 331-3034
- EDWARDSVILLE OFFICE
100 DOWNEY BLVD WEA SUITE
EDWARDSVILLE, ILLINOIS 62226
TEL (618) 481-4010
FAX (618) 656-4243
- ST. LOUIS OFFICE
720 DUFFY ST SUITE 2000
ST. LOUIS, MISSOURI 63105
TEL (314) 241-8200
FAX (314) 241-0287
- ST. CHARLES OFFICE
400 N 10TH STREET SUITE 101
ST. CHARLES, MISSOURI 63304
TEL (636) 724-8100
FAX (636) 724-8304

Legend

- BUILDING FOOTPRINT
- CONCRETE PARKING

Scale
1" = 100'

North Arrow

Notes

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

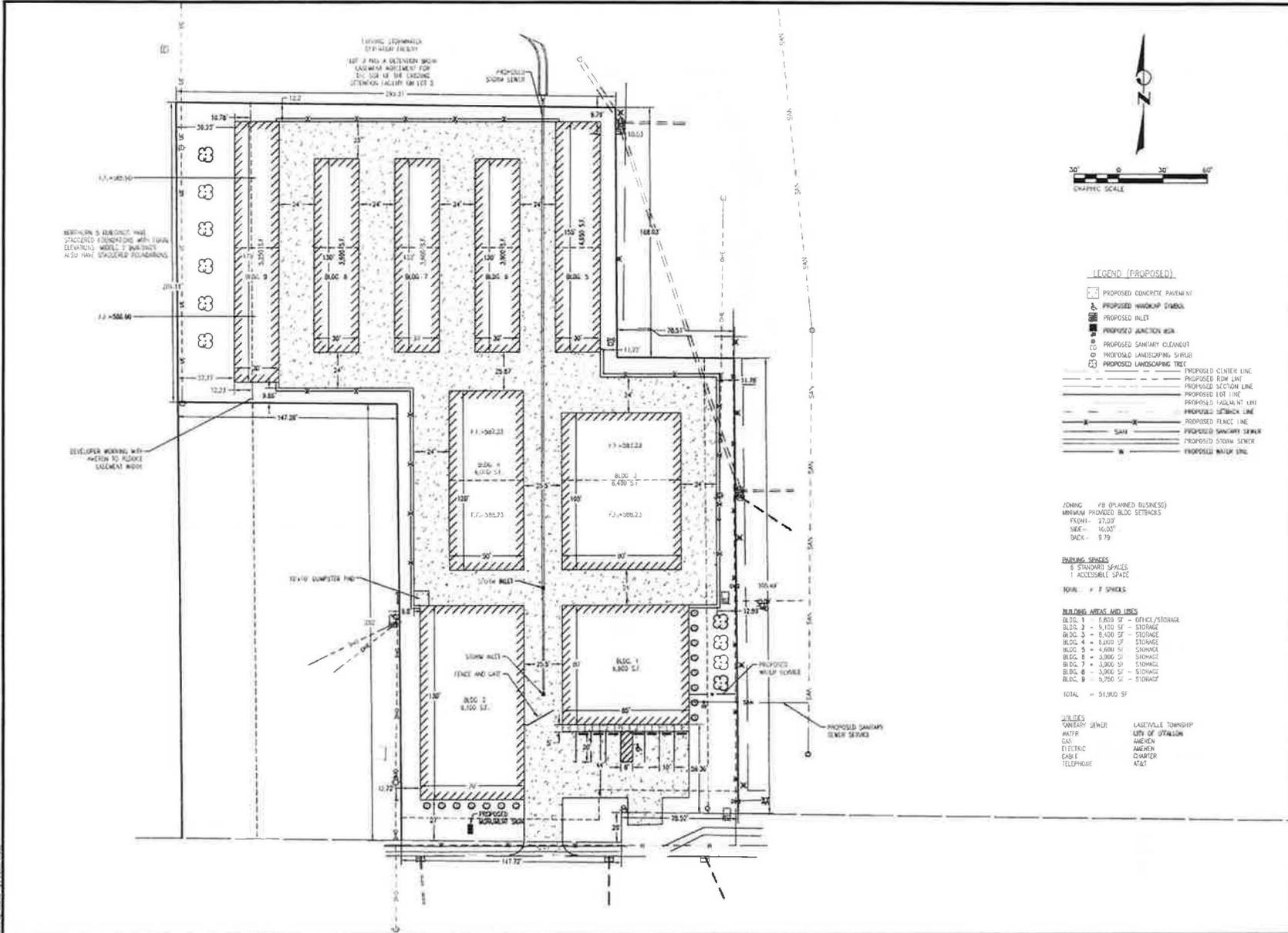
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

AERIAL VIEW

PROJECT:
LINCOLN PLACE PHASE II, LOT 3
CITY OF FAIRVIEW HEIGHTS
ST. CLAIR COUNTY
ILLINOIS

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">REV</td> <td style="width: 50%;">DATE</td> <td style="width: 50%;">DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV	DATE	DESCRIPTION										<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE PLOTTED</td> <td style="width: 50%;">1</td> </tr> <tr> <td>DATE PRINTED</td> <td>11/11/2011</td> </tr> <tr> <td>SCALE</td> <td>AS SHOWN</td> </tr> <tr> <td>PROJECT NO.</td> <td>001180327</td> </tr> <tr> <td>DATE PLOTTED</td> <td>11/11/2011</td> </tr> <tr> <td>DATE PRINTED</td> <td>11/11/2011</td> </tr> </table>	DATE PLOTTED	1	DATE PRINTED	11/11/2011	SCALE	AS SHOWN	PROJECT NO.	001180327	DATE PLOTTED	11/11/2011	DATE PRINTED	11/11/2011
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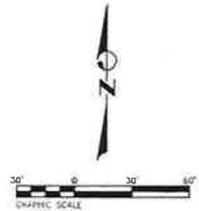
AERIAL PHOTO COURTESY OF THE CITY OF FAIRVIEW HEIGHTS



THOUVENOT, WADE & MOERCHEN, INC.
 NEWPORT • ST. LOUIS • SPRINGFIELD



- ☒ COMMERCIAL LOTS
- ☒ WATER CO OFFICE
- ☒ CITY UTILITIES OFFICE
- ☒ CITY COMMERCIAL LOTS



LEGEND (PROPOSED)

- ▭ PROPOSED CONCRETE PAVEMENT
- ⊗ PROPOSED WINDUP SYMBOL
- PROPOSED INLET
- ⊕ PROPOSED ANCHOR SIGN
- ⊖ PROPOSED SANITARY CLEANOUT
- ⊙ PROPOSED LANDSCAPING SYMBOL
- ⊠ PROPOSED LANDSCAPING TREE
- PROPOSED CENTER LINE
- - - PROPOSED ROW LINE
- · - · - PROPOSED SECTION LINE
- · - · - PROPOSED LOT LINE
- · - · - PROPOSED TABULAR LINE
- · - · - PROPOSED SETBACK LINE
- · - · - PROPOSED FINANCE LINE
- · - · - PROPOSED SANITARY SEWER
- · - · - PROPOSED STORM SEWER
- · - · - PROPOSED WATER LINE

ZONING PB (PLANNED BUSINESS)
 MINIMUM PROPOSED BLOC SETBACKS
 FRONT - 27.00'
 SIDE - 16.00'
 BACK - 9.75'

PARKING SPACES
 8 STANDARD SPACES
 1 ACCESSIBLE SPACE
 TOTAL = 9 SPACES

BUILDING AREAS AND LINES
 BLOC 1 - 8,800 SF - OFFICE/STORAGE
 BLOC 2 - 8,100 SF - STORAGE
 BLOC 3 - 8,400 SF - STORAGE
 BLOC 4 - 8,000 SF - STORAGE
 BLOC 5 - 6,800 SF - STORAGE
 BLOC 6 - 3,900 SF - STORAGE
 BLOC 7 - 3,900 SF - STORAGE
 BLOC 8 - 3,900 SF - STORAGE
 BLOC 9 - 5,700 SF - STORAGE
 TOTAL = 51,900 SF

UTILITIES
 SANITARY SEWER - LAST VILLE TOWNSHIP
 WATER - CITY OF UVALDE
 GAS - AMEREN
 ELECTRIC - AMEREN
 CABLE - CHARTER
 TELEPHONE - AT&T

PLANNED BUSINESS SITE PLAN
 PROJECT: LINCOLN PLACE PHASE II, LOT 3
 CITY OF FAIRVIEW HEIGHTS
 ST. CLAIR COUNTY
 ILLINOIS

REV	DATE	DESCRIPTION

DATE	LEN	WFT
12/20/10	LEN	3
01/07/11	LEN	3
02/02/11	LEN	3
02/02/11	LEN	3

PROJECT: 301180327
 PROJECT: 301180327
 PROJECT: 301180327



SAFE LOCK STORAGE

Fairview Heights, Illinois



SAFE LOCK STORAGE

Fairview Heights, Illinois





SAFE LOCK STORAGE

Fairview Heights, Illinois





CITY OF FAIRVIEW HEIGHTS

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

May 26, 2016

RE: PC10-16, Development Plan- JQP Properties LLC, PIN #03-28.0-409-021

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, May 26, 2016 issue of the Fairview Heights Tribune.

Please advise that this notice concerns property in the vicinity of the property owned 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 Planning Commission in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, on Tuesday, June 14, 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
PC10-16



CITY OF FAIRVIEW HEIGHTS

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

PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, June 14, 2016 at approximately 7:00 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, at which time and place the Commission will consider a Development Plan within the Planned Business to operate self-storage mini warehousing units containing approximately 51,900 square feet including climate controlled space on approximately 2.9 acres of ground for property located on 4X Longacre Drive, adjacent to Longacre Ponds Apartments, Property Identification Number 03-28.0-409-021 and legally described as follows:

Lot 3 of Lincoln Place II, a subdivision according to the plat thereof recorded April 9, in Plat book 101 on Page 63.

Request was made by JQP Properties LLC, 801 Midpoint Dr., O'Fallon MO, 63366.

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

Dated the 25 th Day of May, 2016.

FAIRVIEW HEIGHTS PLANNING COMMISSION

Jim Bramstadt, Chairman

PC10-16

OWNER	ADDRESS	ADDRESS2	CITYST	ZIP
YOGINI BHATIA	1016 S CHURCH		BELLEVILLE, IL	62220
COLE MT FAIRVIEW HEIGHTS II LL	ATTN:ASSET MANAGER	16767 N PERIMETER DR SUITE 210	SCOTTSDALE, AZ	85260
PARKVIEW CHURCH OF NAZARENE	50 LONG ACRE DR		FAIRVIEW HTS, IL	62208
JACQUELINE MAE WELLS	237 CANDLELIGHT DR		FAIRVIEW HTS, IL	62208
ANDREW J VELIZ	5709 BONITA BLVD		FAIRVIEW HEIGHTS, IL	62208
GARY E ADAMS	504 N 5TH ST		BALDWIN, IL	62217
JOHN RILEY	225 CANDLELIGHT DR		FAIRVIEW HTS, IL	62208
AGNES M LE RUEZ	213 CANDLELIGHT DR		FAIRVIEW HTS, IL	62208
H3 HOMES	310 E HIGHWAY 50 STE 4		OFALLON, IL	62269
DANIEL HARMS	217 CANDLELIGHT DR		FAIRVIEW HEIGHTS, IL	62208
SHAVONDA GIBBS	3121 BROMLEY LN		AURORA, IL	60502
KATHRYN R ESTRADA	209 CANDLEIGHT DR		FAIRVIEW HEIGHTS, IL	62208
ANGELIQUE R & ERIC M TAMMONS	205 CANDLELIGHT DR		FAIRVIEW HEIGHTS, IL	62208
JOHN E & JULIE E DALHAUS	228 CANDLELIGHT DR		FAIRVIEW HTS, IL	62208
MICHAEL HILL	224 CANDLELIGHT DR		FAIRVIEW HTS, IL	62208
MARY FAUSZ	1915 LLEWELLYN RD		SWANSEA, IL	62223
JASON D & VICTORIA L SNELL	606 HALLECK CT		DAYTON, OH	45433
VIRGINIA F CURTIS	212 CANDLELIGHT DR		FAIRVIEW HTS, IL	62208
LONGACRE PONDS LLC	622 N WATER ST		MILWAUKEE, WI	53202
RESIDENT	41 LONGACRE DR		FAIRVIEW HTS, IL	62208
RESIDENT	5905 N ILLINOIS ST		FAIRVIEW HTS, IL	62208
RESIDENT	5909 N ILLINOIS ST		FAIRVIEW HTS, IL	62208
RESIDENT	233 CANDLELIGHT DR		FAIRVIEW HTS, IL	62208
RESIDENT	219 CANDLELIGHT DR		FAIRVIEW HTS, IL	62208
RESIDENT	211 CANDLELIGHT DR		FAIRVIEW HTS, IL	62208
RESIDENT	220 CANDLELIGHT DR		FAIRVIEW HTS, IL	62208
RESIDENT	216 CANDLELIGHT DR		FAIRVIEW HTS, IL	62208
Fairview-Caseyville Fire Protection	214 ASHLAND AVE		FAIRVIEW HTS, IL	62208
Pontiac District #105	400 ASHLAND AVE		FAIRVIEW HTS, IL	62208
Belleville HS #201	920 N ILLINOIS ST		BELLEVILLE, IL	62220

PARKS AND RECREATION DEPARTMENT

INTER OFFICE MEMO

TO: Elected Officials
FROM: Angela Beaston, Director of Parks and Recreation
DATE: July 18, 2016
SUBJECT: Parks & Recreation Committee Agenda Overview

Director's Report

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

Movie in the Park: This past weekend was our last Movie in the Park for the summer, the movie was The Good Dinosaur. The Parks and Recreation Department is happy to provide the residents in our community events such as the Movie in the Park because it is a wonderful opportunity for the community to gather and enjoy an inexpensive evening with their families in the park.

Up Coming Events: The Fairview Heights Homecoming will be held at Everett Moody Park on August 12 & 13. The Midwest Salute to the Arts will be held at Everett Moody Park August 26-28, 2016.

Current Projects: This is a brief description of the projects the Parks and Recreation Department is currently working on: signage in front of the Municipal Complex, installation and removal of the scoreboard at Moody Park – George Lanxon Field, resurfacing tennis courts at Moody Park, developing the new Lexington Park, possible grant opportunity for new pavilion at Moody Park, preparing bid information for Pavilion #5 renovations, bike/multi-purpose trails and Feasibility Study for the Recreation Center.

Agenda Review

Agenda Item #1 – Director's Report: General discussion regarding items in report.

Agenda Item #2 – Capital Improvement Discussion: Discuss the financial status of the Capital Improvements with the proposed projects.

<u>Projects</u>	<u>Cost</u>	<u>Budgeted</u>	
Scoreboard	\$18,025.00	\$34,000.00	
Tennis Courts	\$113,300.00	\$110,000.00	
Total	\$131,325.00	\$144,000.00	Remaining Balance of \$12,675.00

Agenda Item #3 – Scoreboard Bid Approval: Recommend a Resolution to City Council recommending the Mayor on behalf of the City to enter into an agreement with National Erectors & Builders, Inc. for the purchase and installation of a Daktronics BA-2127 scoreboard for George Lanxon Field in the amount of \$18,025.00.

Agenda Item #4 – Tennis Court Bid Approval: Recommend a Resolution to City Council recommending the Mayor on behalf of the City to enter into an agreement with All Weather Courts, Inc for the resurfacing of the tennis courts at Everett Moody Park in the amount of \$113,300.00

Agenda Item #5 – Recreation Center: Staff will update the Committee on the status of the Recreation Center Project.

BID TABULATION FORM

MOODY PARK SCOREBOARD REPLACEMENT

Date: June 29, 2016

Location: City Hall

Time: 2:00 p.m.

Bidders Name & Address	NATIONAL ERECTORS & BUILDERS, INC. BEN KUNZ, PRESIDENT 13739 KAYSER ROAD HIGHLAND, IL 62249 (618) 406-8602	NEVCO, INC CHAD SCHNARRE, CFO 301 E. HARRIS GREENVILLE, IL 62246 (618) 664--0360
TOTAL BID PRICE:	\$18,025.00	\$23,847.30
ALTERNATE:	\$2,083.00	\$26,032.30
EMAIL ADDRESS	bkunz@neb-inc.com	cschnarre@nevco.com

Number of Addendums: 1

Bid Opening Attended by: Angela Beaston, Cheryl Kleb, Ben Kunz and Shelly Childerson

CONTRACTORS BID FORM
Moody Park Scoreboard Replacement

Item	QTY	Description	Unit Price	Extended Price
#1	1	Scoreboard comparable to either Nevco Model 1606 or Daktronics BA-2127 with non-electronic team names	10,458. ⁰⁰	10,458. ⁰⁰
#2	1	wireless/wired control	560. ⁰⁰	560. ⁰⁰
#3	1	wireless receiver with an enclosure box	298. ⁰⁰	298. ⁰⁰
#4	1	carrying case for controls	298. ⁰⁰	298. ⁰⁰
#5	2	Non Illuminated Sign up to 3' high and the width of the scoreboard	1886. ⁰⁰	3772. ⁰⁰
#6		Freight	739. ⁰⁰	739. ⁰⁰
#7	1	Removal of old scoreboard	475. ⁰⁰	475. ⁰⁰
#8	1	Paint Steel Beams	475. ⁰⁰	475. ⁰⁰
#9	1	Scoreboard installation	475. ⁰⁰	475. ⁰⁰
#10	1	Install top & bottom panels	475. ⁰⁰	475. ⁰⁰
Total Price with Installation				18,025.⁰⁰

Total Bid Price Written: Eighteen Thousand, Twenty-Five & 00/100 Dollars

ALTERNATE: Electronic Team Name Feature \$ 2083.⁰⁰

- Direct purchases by the City of Fairview Heights are tax exempt.
- The undersigned certifies that no Federal, State or County tax will be added to the above quoted prices.
- The undersigned certifies and agrees that this bid is submitted in accordance with all applicable Federal, State, County and City laws.

By signing below, the Undersigned agree to comply with all terms and conditions contained herein.

Company: National Erectors & Builders Inc.

Authorized Signature: Ben Kunz

Title: President

BID TABULATION FORM

MOODY PARK TENNIS COURT RENOVATION

Date: July 13, 2016

Location: City Hall

Time: 2:00 p.m.

Bidders Name, Contact, Address & Phone #	McConnell's of St. Louis, Inc. 9241 Manchester Road St. Louis, MO 63144 314-962-1920	All Weather Courts, Inc. P.O. Box 276 10188 RTE 36E Dawson, IL 62520-0276 217-364-4433
TOTAL BID PRICE:	\$110,000.00	\$109,500.00
ALTERNATE	\$3,500.00	\$3,800.00
EMAIL ADDRESS	j.vaughn@mcconnellassociates.org	tennisawc@aol.com

Number of Addendums: 0

Bid Opening Attended by: Angela Beaston, Cheryl Kleb, Justin McConnell, Rick Judge & Angie Judge

CONTRACTORS BID FORM
Moody Park Tennis Court Resurfacing

Total Bid Price: \$109,500.00

Total Bid Price Written: One Hundred + Nine Thousand, Five Hundred Dollars

Notes/Explanation regarding bid: _____

Per Specifications _____

ALTERNATE: Conversion of 1 tennis court into 4 permanent pickle ball courts
Owner will install fence and sleeves for pickle ball courts. The following must be included in Alternate costs:

- Apply acrylic color in contrasting blue in Kitchen (pickle ball center)
- Apply pickle ball lines in white or orange to four courts
- Supply and install Douglas Pickle Ball net posts, nets and center strap

Additional cost for ALTERNATE \$3800.00 Three Thousand Eight Hundred Dollars.

- Direct purchases by the City of Fairview Heights are tax exempt.
- The undersigned certifies that no Federal, State or County tax will be added to the above quoted prices.
- The undersigned certifies and agrees that this bid is submitted in accordance with all applicable Federal, State, County and City laws.

By signing below, the Undersigned agree to comply with all terms and conditions contained herein.

Company: All Weather Courts, Inc

Authorized Signature: Angela Judge

Title: Secretary-treasurer

MEMORANDUM

TO: Elected Officials

FROM: Mike Malloy, Director of Economic Development

DATE: July 14, 2016

SUBJECT: Development Committee Agenda Overview

Economic Development Director Report:

There are no items on the Development Committee agenda that require action.

1. It is anticipated that the Ludwig Drive TIF and the Illinois Route 159 TIF will be created by Council on July 19th.
2. Be advised that Best Buy is now carrying high-end appliances under the label Pacific Home and Kitchen.
3. Staff continues to work with a realtor to locate a grocery store on Lincoln Trail.
4. The Director has finalized the program/agenda for the Downstate ICSC Alliance meeting to be held in Fairview Heights on August 25th at the Four Points by Sheraton.
5. Staff continues to solicit funds to offset the city's \$8,000 cost for Channel 4's coverage of Salute to the Arts.
6. Staff is working with KIMCO to find a replacement tenant for Sports Authority at Fairview City Centre.
7. The Director, along with Parks Director and TWM, will be meeting with Caseyville Township on July 19th in an attempt to utilize Township ROW for a trail.
8. Staff is working with an existing restaurant to relocate in Fairview Heights.
9. Staff is working with mall management to create activities that will attract more customers.
10. Staff is working with a shoe retailer to locate a store in Fairview Heights.
11. Lizzie Bob's Sweets from Scratch will be locating a bakery storefront at 815 Lincoln Highway.

Mike Malloy
Director of Economic Development