

**AGENDA**  
**FAIRVIEW HEIGHTS PLANNING COMMITTEE**  
**May 27, 2015**  
**Conference Room A**  
**7:00 P.M.**

1. Approval of Minutes from April 22, 2015
2. Citizens' Comments
3. Ordinance Approving the West TIF #4 Redevelopment Plan and Project
4. Ordinance Approving the North TIF #5 Redevelopment Plan and Project
5. Ordinance Designating the West TIF #4 Tax Increment Financing Area
6. Ordinance Designating the North TIF #5 Tax Increment Financing Area
7. Ordinance Adopting Tax Increment Financing for the West TIF #4
8. Ordinance Adopting Tax Increment Financing for the North TIF #5
9. Approval of Market Assessment for Senior Housing as Recommended by Lincoln Trail TIF Subcommittee
10. Consider Approval of Request for Proposal (RFP) Seeking Developers for a Mixed-Use Commercial Resident Project Adjacent to the Fairview Heights MetroLink Station
11. Approval of EZ Application as Submitted to State to be placed in City Clerk's Office for Examination
12. Adjournment

**MINUTES**  
**PLANNING COMMITTEE**  
**April 22, 2015**

**1. Roll Call**

Chairman Carol Warner, called the meeting to order at approximately 7:00 p.m. Meeting was held in the Conference Room A of the Fairview Heights Municipal Complex with Alderman Pat Baeske, Alderman Bonnie Crossley, Alderman Dennis Baricevic, Alderman Justin Gough, City Administrator Jim Snider, City Treasurer Michele Isaacson, Director of Economic Development Mike Malloy, Director of Land Use & Development Tim Tolliver, Land Use Executive Secretary Adrina Blair, and guests.

**2. Approval of Minutes**

Alderman Baeske made a motion to approve the Minutes of March 25, 2015. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

**3. Citizens' Comments**

Resident Bev Mattison requested an update on 133 Toulon Ct.

**4. PC04-15, Development Plan, Robert & Mary Bruns, 705 Lincoln Hwy**

Director Tolliver briefed Committee on the request to add 900 square foot addition to the north side of the existing structure. The addition will be of the same materials, vinyl siding, and color as the existing structure. Three parking spaces will be relocated to avoid reduction in parking availability. Planning Commission did recommend approval of the request.

A contractor was present on behalf of the applicant, Robert Bruns, to address Committee and answer any questions.

Upon further discussion, Alderman Baeske made a motion to forward the proposed PC04-15 to City Council with recommendation for approval in accordance with the Planning Commission recommendations. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

**5. Lincoln Trail Streetscape Approval of Concept Plans Including Rearrangement of Phases III - IV**

Director Malloy briefed Committee on the Lincoln Trail Streetscape Concept

Plans and indicated approval has been recommended by the TIF Sub-Committee.

Chairman Warner expressed concerns for not having bike lanes and asked about their removal from the original plans. TIF Sub-Committee Chairman Dennis Baricevic explained the width of the lanes are not changing regardless of the inclusion of bike lanes and as it is only a matter of striping, not widening of lanes, they can be added to future Phases.

Malloy also noted the pylon signs are remaining as both owners have multi-year leases with the businesses.

Upon further discussion, Alderman Baeske made a motion to forward the Lincoln Trail Streetscape Concept Plans to City Council with recommendation for approval as shown and for Phases II, III and IV to have bike lanes included. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

## **6. Demolition Update**

Director Tolliver updated Committee on the properties slated for demolition and other vacant properties under observation. Alderman Baricevic asked about funding for the demolitions to which Tolliver clarified funds were already budgeted for the work in the current and upcoming budgets.

Treasurer Isaacson asked for clarification of the location of the property on Greenridge Heights Road to which Tolliver clarified.

No motion made, no action taken.

Meeting adjourned at approximately 7:25 p.m.

The next regularly scheduled meeting of the Planning Committee is scheduled for May 20, 2015, in Conference Room A of the Fairview Heights Municipal Complex.

Respectfully Submitted,

Carol Warner

CW/ab

Ordinance No. \_\_\_\_\_

**AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING REDEVELOPMENT PLAN  
AND REDEVELOPMENT PROJECT FOR THE WEST TIF #4 TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA**

**WHEREAS**, the City of Fairview Heights, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the "**TIF Act**"), within the municipal boundaries of the City of Fairview Heights and within the proposed West TIF #4 Tax Increment Financing Redevelopment Project Area (the "**Redevelopment Project Area**") as described in the proposed Redevelopment Plan (hereinafter defined), which constitutes in the aggregate more than 1-1/2 acres.

**WHEREAS**, due notice in respect to the availability of the proposed Redevelopment Plan for the West TIF #4 Tax Increment Financing Redevelopment Project Area (the "**Redevelopment Plan**") including a proposed Redevelopment Project (the "**Redevelopment Project**"), which contains an eligibility report, was given by mail on January 26, 2015, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the City concerning the proposed West TIF #4 Tax Increment Financing Redevelopment Project Area.

**WHEREAS**, due notice in respect to the availability of the proposed Redevelopment Plan, which contains an eligibility report, was given by mail on January 26, 2015, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the proposed Redevelopment Project Area.

**WHEREAS**, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing (the "**Public Hearing**") to be held relative to the proposed Redevelopment Plan and Redevelopment Project and the proposed designation of the proposed Redevelopment Project Area on April 7, 2015, at Fairview Heights City Hall.

**WHEREAS**, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on January 26, 2015, by publication on March 19, 2015, and March 26, 2015, and by regular mail to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the proposed Redevelopment Project Area on January 26, 2015, and by certified mail to property owners within the proposed Redevelopment Project Area on March 26, 2015.

**WHEREAS**, the City has heretofore convened a Joint Review Board on February 20, 2015, as required by and in all respects in compliance with the provisions of the TIF Act.

**WHEREAS**, the proposed Redevelopment Plan and Redevelopment Project set forth the factors constituting the need for abatement of conditions in the proposed Redevelopment Project Area that have led to its eligibility, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the proposed Redevelopment Project Area as the

term “conservation area” is defined in the TIF Act and as such term is applied to improved and vacant land.

**WHEREAS**, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Redevelopment Project Area as a whole without the adoption of the proposed Redevelopment Plan for the proposed Redevelopment Project Area.

**WHEREAS**, the City Council has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements.

**WHEREAS**, the City Council has reviewed the *City of Fairview Heights, 2012 Comprehensive Plan* for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Redevelopment Project conform to the City’s Comprehensive Plan.

**WHEREAS**, the City Council has reviewed the public input at the Public Hearing.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Fairview Heights, Illinois, as follows:

**SECTION 1.** The City Council of the City of Fairview Heights hereby makes the following findings:

- a. The area constituting the West TIF #4 Redevelopment Project Area in the City of Fairview Heights, Illinois is described in **Exhibit A**, attached hereto and made part of this Ordinance, exceeds 1.5 acres, and is located in its entirety within the City limits.
- b. There exist conditions that cause the area (hereinafter to be designated as the West TIF #4 Redevelopment Project Area), as a whole, to be determined to be a “*conservation area*” as such term is defined in Section 11-74.4-3 (a) of the TIF Act.
- c. The West TIF #4 Redevelopment Project Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.
- d. The Redevelopment Plan conforms to the City’s Comprehensive Plan, as amended, for the development of the municipality as a whole.
- e. The parcels of real property in the West TIF #4 Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed Redevelopment Project, are included in the West TIF #4 Redevelopment Project Area.

- f. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which payment to the City Treasurer is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the West TIF #4 Redevelopment Project Area is adopted.

**SECTION 2.** The Redevelopment Plan and Redevelopment Project for the West TIF #4 Redevelopment Project Area, marked as **Exhibit B** attached to and made a part of this Ordinance, is hereby adopted and approved.

**SECTION 3.** All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 4.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

READ FIRST TIME: \_\_\_\_\_  
READ SECOND TIME: \_\_\_\_\_  
PASSED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
PUBLISHED: \_\_\_\_\_

\_\_\_\_\_  
MARK T. KUPSKY – MAYOR  
CITY OF FAIRVIEW HEIGHTS

ATTEST:

\_\_\_\_\_  
CITY CLERK

SPONSORED BY:  
PLANNING COMMITTEE

## EXHIBIT A

### Legal Description

BEGINNING AT THE NORTHEAST CORNER OF PART OF LOT 31 OF THE "NOLES TRACTS A.P. NO. 343" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 61 ON PAGE 42; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHWEST ALONG THE SOUTH LINE OF SAID LOT 31 TO THE SOUTHEAST CORNER OF LOT 32 OF SAID SUBDIVISION, A DISTANCE OF 128.82 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 32 TO THE SOUTHEAST CORNER OF LOT 33 OF SAID SUBDIVISION, A DISTANCE OF 99.60 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33 TO THE SOUTHWEST CORNER OF SAID LOT 33, A DISTANCE OF 100.25 FEET; THENCE SOUTH ALONG THE WEST LINE OF LOTS 25, 24, AND 23 OF THE "TRE-MOR 1ST ADDITION" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 56 ON PAGE 70, A DISTANCE OF 246.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 249.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23 AND ALSO BEING THE NORTHWEST CORNER OF LOT 5 OF THE "LYNN LEE SUBDIVISION" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 79 ON PAGE 68; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 270.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 133.14 FEET TO A NORTHWEST CORNER OF LOT 19 OF THE "TRE-MOR" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 56 ON PAGE 69; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 90.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 935.20 FEET; THENCE SOUTH ALONG THE EAST LINE OF A PROPERTY AS RECORDED IN DOCUMENT NO. A02409311, A DISTANCE OF 1,236.00 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 682.25 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF A PROPERTY RECORDED AS DOCUMENT NO. A02409360, A DISTANCE OF 606.00 FEET MORE OR LESS TO THE EAST LINE OF STATE RTE 161; THENCE ALONG SAID EAST LINE THE FOLLOWING DIRECTIONS AND DISTANCES, SOUTH 115.09 FEET, SOUTHEAST 472.16 FEET, EAST 59.95 FEET, SOUTH 82.78 FEET, SOUTHEAST 871.36 FEET, SOUTHEAST 435.1 FEET TO THE NORTH LINE OF OLD LINCOLN TRAIL; THENCE EAST ALONG THE NORTH LINE OF SAID OLD LINCOLN TRAIL, A DISTANCE OF 253.02 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 186.82 FEET TO THE SOUTHEAST CORNER OF A PROPERTY RECORDED IN DEED BOOK 3201, PG 1749; THENCE SOUTH ALONG THE NORTH LINE OF OLD LINCOLN TRAIL, A DISTANCE OF 141.86 FEET; THENCE CROSSING OVER OLD LINCOLN TRAIL TO THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 66.00 FEET; THENCE SOUTH CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 18.78 FEET TO THE NORTHEAST CORNER OF A PROPERTY RECORDED IN DEED BOOK 2078, PAGE 460 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE; THENCE SOUTH, ALONG THE EAST LINE OF SAID PROPERTY, A DISTANCE OF 451.57 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE CONTINUING SOUTH TO THE EAST LINE OF STATE ROUTE 161, A DISTANCE OF 96.00 FEET MORE OR LESS; THENCE NORTH ALONG SAID EAST LINE OF STATE ROUTE 161 THE FOLLOWING DISTANCES: 103.00 FEET MORE OR LESS, 400.00 FEET MORE OR LESS, 171.63 FEET; THENCE IN A WESTERLY DIRECTION AT A RIGHT ANGLE TO THE WEST LINE OF THE PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY FOR THE PURPOSE OF THE METRO-LINK OPERATIONS, A DISTANCE OF 747.28 FEET MORE OR LESS; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 688.00 FEET MORE OR LESS; THENCE EAST TO THE EAST LINE OF SAID PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY, A DISTANCE OF 133.53 FEET; THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 838.79 FEET; THENCE ALONG SAID EAST LINE ON AN ARC TO THE LEFT WITH A RADIUS OF 2,941.93 FEET, AND AN ARC DISTANCE OF 465.73 FEET; THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING DISTANCES: 455.24 FEET; 55.00 FEET, 43.62 FEET MORE OR LESS, 5.00 FEET MORE OR LESS, 154.86 FEET; THENCE LEAVING SAID EAST LINE, SOUTH TO THE WEST LINE OF THE BI-STATE DEVELOPMENT AGENCY, A DISTANCE OF 390.00 FEET MORE OR LESS; THENCE NORTH, ALONG SAID WEST LINE, THE FOLLOWING DISTANCES: 95.00 FEET MORE OR LESS, 10.00 FEET, 300.00 FEET, 10.00 FEET, 300.55 FEET, 10.00 FEET, 399.90 FEET, 10.00 FEET, 456.56 FEET, 42.62 FEET, 238.38 FEET, 54.14 FEET; THENCE LEAVING SAID WEST LINE, ALONG THE SOUTH LINE OF PART OF LOT 15 BEING REFERENCED IN DOCUMENT NUMBER A01593172, A DISTANCE OF 1,012.00 FEET MORE OR LESS; THENCE ALONG THE WEST LINE OF SAID PART LOT 15, A DISTANCE OF 402.00 FEET MORE OR LESS TO THE WEST LINE OF THE PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY; THENCE LEAVING SAID WEST LINE, NORTH, A DISTANCE OF 136.00 FEET, TO THE WEST LINE OF SAINT CLAIR AVENUE; THENCE LEAVING SAID WEST LINE OF SAINT CLAIR AVENUE, NORTH, A

DISTANCE OF 145.45 FEET MORE OR LESS TO THE EAST LINE OF PART OF LOT 2 OF THE "REPLAT OF MAGDALENA PLACE" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS Y ON PAGE 12, SAID POINT ALSO LYING ON THE WEST LINE OF MAGDALENA DRIVE; THENCE NORTH ALONG SAID WEST LINE OF MAGDALENA DRIVE TO THE NORTHEAST CORNER OF LOT 3 IN SAID SUBDIVISION, A DISTANCE OF 187.00 FEET; THENCE SOUTHEAST ACROSS MAGDALENA DRIVE TO THE EAST LINE OF MAGDALENA DRIVE, ALSO BEING THE NORTHWEST CORNER OF LOT 18 OF THE "DAVINROY PLACE" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 41 ON PAGE 32; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF LOT 18 AND BEING ON THE WEST LINE OF 1ST AVENUE, A DISTANCE OF 171.00 FEET MORE OR LESS; THENCE CONTINUING EAST ACROSS SAID 1ST AVENUE TO THE EAST LINE OF 1ST AVENUE, A DISTANCE OF 40.00 FEET; THENCE SOUTH ALONG SAID EAST LINE OF 1ST AVENUE TO THE NORTHWEST CORNER OF LOT 14 OF SAID "DAVINROY PLACE", A DISTANCE OF 100.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 141.20 FEET TO THE WEST LINE OF AN ALLEY; THENCE ACROSS SAID ALLEY TO A POINT IN ITS EAST LINE, A DISTANCE OF 7.50 FEET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11 OF THE "DAVINROY PLACE 1ST ADDITION" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 41 ON PAGE 32; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 149.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING ON THE WEST LINE OF 2ND AVENUE; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF 2ND AVENUE TO THE NORTHEAST CORNER OF SAID LOT, A DISTANCE OF 50.00 FEET; THENCE EAST, ACROSS 2ND AVENUE AND AT A RIGHT ANGLE FROM THE PREVIOUS COURSE, 50.00 FEET, TO THE SOUTHWEST CORNER OF LOT 23 AND ALSO BEING ON THE EAST LINE OF 2ND AVENUE; THENCE ALONG THE SOUTH LINE OF SAID LOT 23 TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 149.43 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTHWEST CORNER OF LOT 8 OF THE "DAVINROY PLACE 2ND ADDITION" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 44 ON PAGE 106, A DISTANCE OF 22.50 FEET MORE OR LESS; THENCE ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING A POINT ON THE WEST LINE OF 3RD AVENUE, A DISTANCE OF 140.00 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT AND THE WEST LINE OF 3RD AVENUE, A DISTANCE OF 31.00 FEET MORE OR LESS; THENCE EAST AT A RIGHT ANGLE FROM THE PREVIOUS COURSE, TO THE SOUTHWEST CORNER OF LOT 23 OF SAID SUBDIVISION AND ALSO BEING THE EAST LINE OF 3RD AVENUE, A DISTANCE OF 50.00 FEET; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 23, TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 140.00 FEET; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 23, TO THE NORTHEAST CORNER OF SAID LOT AND A POINT BEING ON THE SOUTH LINE OF LOT 24, A DISTANCE OF 60.00 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 120.73 FEET; THENCE NORTH ALONG THE EAST LINE OF LOTS 24 AND 25, A DISTANCE OF 119.50 FEET MORE OF LESS; THENCE EAST ALONG THE NORTH LINE OF A PROPERTY OWNED BY ILLINOIS AMERICAN WATER COMPANY, REFERENCE OF DEED RECORDED IN BK 1082, PG 339 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE, A DISTANCE OF 280.00 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY TO THE NORTH LINE OF ST. CLAIR AVENUE, A DISTANCE OF 500.00 FEET; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 11 OF THE "NOLES TRACTS A.P. NO. 343" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 61 ON PAGE 42, A DISTANCE OF 381.00 FEET; THENCE NORTH ALONG SAID LOT LINE TO THE NORTHWEST CORNER OF SAID LOT, A DISTANCE OF 30.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT AND ALSO BEING ON THE WEST LINE OF NOLES DRIVE, A DISTANCE OF 238.35 FEET; THENCE CONTINUING EAST ACROSS NOLES DRIVE TO A POINT ON THE EAST LINE OF NOLES DRIVE AND ALSO BEING A POINT ON THE WEST LINE OF LOT 25 OF SAID SUBDIVISION, A DISTANCE OF 50.00 FEET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 25, A DISTANCE OF 63.00 FEET MORE OR LESS; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 25 TO THE NORTHEAST CORNER OF LOT 25A OF SAID SUBDIVISION, A DISTANCE OF 215.00 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 25A TO THE NORTH LINE OF ST. CLAIR AVENUE, A DISTANCE OF 100.00 FEET; THENCE CONTINUING SOUTH TO THE SOUTH LINE OF ST. CLAIR AVENUE AND ALSO BEING THE NORTHEAST CORNER OF PART OF LOT 31 OF THE SAID "NOLES TRACTS A.P. NO. 343", A DISTANCE OF 100.00 FEET MORE OR LESS, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SITUATED IN THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS.

**EXHIBIT B**

**Redevelopment Plan and Redevelopment Project**

*[Attach West TIF #4 Redevelopment Plan]*

**Ordinance No. \_\_\_\_\_**

**AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE NORTH TIF #5 TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

**WHEREAS**, the City of Fairview Heights, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the **"TIF Act"**), within the municipal boundaries of the City of Fairview Heights and within the proposed North TIF #5 Tax Increment Financing Redevelopment Project Area (the **"Redevelopment Project Area"**) as described in the proposed Redevelopment Plan (hereinafter defined), which constitutes in the aggregate more than 1-1/2 acres.

**WHEREAS**, due notice in respect to the availability of the proposed Redevelopment Plan for the North TIF #5 Tax Increment Financing Redevelopment Project Area (the **"Redevelopment Plan"**) including a proposed Redevelopment Project (the **"Redevelopment Project"**), which contains an eligibility report, was given by mail on January 26, 2015, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the City concerning the proposed North TIF #5 Tax Increment Financing Redevelopment Project Area.

**WHEREAS**, due notice in respect to the availability of the proposed Redevelopment Plan, which contains an eligibility report, was given by mail on January 26, 2015, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the proposed Redevelopment Project Area.

**WHEREAS**, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing (the **"Public Hearing"**) to be held relative to the proposed Redevelopment Plan and Redevelopment Project and the proposed designation of the proposed Redevelopment Project Area on April 7, 2015, at Fairview Heights City Hall.

**WHEREAS**, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on January 26, 2015, by publication on March 19, 2015, and March 26, 2015, and by regular mail to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the proposed Redevelopment Project Area on January 26, 2015, and by certified mail to property owners within the proposed Redevelopment Project Area on March 26, 2015.

**WHEREAS**, the City has heretofore convened a Joint Review Board on February 20, 2015, as required by and in all respects in compliance with the provisions of the TIF Act.

**WHEREAS**, the proposed Redevelopment Plan and Redevelopment Project set forth the factors constituting the need for abatement of conditions in the proposed Redevelopment Project Area that have led to its eligibility, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report

and is generally informed of the conditions in the proposed Redevelopment Project Area as the term “blighted area” is defined in the TIF Act and as such term is applied to improved and vacant land.

**WHEREAS**, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Redevelopment Project Area as a whole without the adoption of the proposed Redevelopment Plan for the proposed Redevelopment Project Area.

**WHEREAS**, the City Council has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements.

**WHEREAS**, the City Council has reviewed the *City of Fairview Heights, 2012 Comprehensive Plan* for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Redevelopment Project conform to the City's Comprehensive Plan.

**WHEREAS**, the City Council has reviewed the public input at the Public Hearing.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Fairview Heights, Illinois, as follows:

**SECTION 1.** The City Council of the City of Fairview Heights hereby makes the following findings:

- a. The area constituting the North TIF #5 Redevelopment Project Area in the City of Fairview Heights, Illinois is described in **Exhibit A**, attached hereto and made part of this Ordinance, exceeds 1.5 acres, and is located in its entirety within the City limits.
- b. There exist conditions that cause the area (hereinafter to be designated as the North TIF #5 Redevelopment Project Area), as a whole, to be determined to be a “*blighted area*” as such term is defined in Section 11-74.4-3 (a) of the TIF Act.
- c. The North TIF #5 Redevelopment Project Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.
- d. The Redevelopment Plan conforms to the City's Comprehensive Plan, as amended, for the development of the municipality as a whole.
- e. The parcels of real property in the North TIF #5 Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed Redevelopment Project, are included in the North TIF #5 Redevelopment Project Area.

- f. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which payment to the City Treasurer is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the North TIF #5 Redevelopment Project Area is adopted.

**SECTION 2.** The Redevelopment Plan and Redevelopment Project for the North TIF #5 Redevelopment Project Area, marked as **Exhibit B** attached to and made a part of this Ordinance, is hereby adopted and approved.

**SECTION 3.** All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 4.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

READ FIRST TIME: \_\_\_\_\_

READ SECOND TIME: \_\_\_\_\_

PASSED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

PUBLISHED: \_\_\_\_\_

\_\_\_\_\_  
MARK T. KUPSKY – MAYOR  
CITY OF FAIRVIEW HEIGHTS

ATTEST:

\_\_\_\_\_  
CITY CLERK

SPONSORED BY:  
PLANNING COMMITTEE

## EXHIBIT A

### Legal Description

BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTH LINE OF FAI 64 AND THE WEST LINE OF NORTH RUBY LANE; THENCE NORTH ALONG THE WEST LINE OF NORTH RUBY LANE TO THE NORTHEAST CORNER OF LOT 4 OF "SKARHA TRACTS A.P." REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 43 ON PAGE 87; THENCE LEAVING SAID WEST LINE OF NORTH RUBY LANE, SOUTHEAST TO THE INTERSECTION WITH THE NORTHWEST CORNER OF LOT 7 OF SAID SUBDIVISION ALSO BEING THE EAST LINE OF NORTH RUBY LANE; THENCE EAST ALONG THE NORTH LINE OF LOT 7 TO THE NORTHEAST CORNER OF SAID LOT, A DISTANCE OF 143.59 FEET; THENCE SOUTH ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 11.60 FEET; THENCE SOUTHEAST ALONG THE SOUTH LINE OF PART OF LOT 5 OF SAID "SKARHA TRACTS A.P.", A DISTANCE OF 430.86 FEET; THENCE NORTHEAST ALONG THE EAST LINE OF SAID LOT THE FOLLOWING DISTANCES: 302.94 FEET, AND 578.82 FEET TO THE SOUTH LINE OF THE CSX RR; THENCE ALONG THE SOUTH AND WEST LINES OF SAID RAILROAD TO THE NORTHEAST CORNER OF THE "EDDING'S PLACE A.P. NO. 132" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 44 ON PAGE 41, A DISTANCE OF 1,660.00 FEET MORE OR LESS; THENCE EAST, CROSSING SAID RAILROAD, ALONG THE NORTH LINE AND THE WESTERLY EXTENTION OF SAID NORTH LINE, OF A TRACT OF LAND RECORDED AS DOCUMENT NUMBER A01942366 IN SAID RECORDER'S OFFICE, TO THE WEST LINE OF ILLINOIS STATE ROUTE 159, A DISTANCE OF 2,458.50 FEET MORE OR LESS; THENCE SOUTH ALONG THE WEST LINE OF ILLINOIS STATE ROUTE 159, A DISTANCE OF 1,920.00 FEET MORE OR LESS, TO THE SOUTH LINE OF LUDWIG DRIVE; THENCE WEST ALONG THE SOUTH LINE OF LUDWIG DRIVE TO THE NORTHWEST CORNER OF LOT 5 OF "FAIRVIEW HEIGHTS PLAZA ANNEX SUBDIVISION., RESUB." REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 93 ON PAGE 16, A DISTANCE OF 2,724.89 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF LOT 3 OF "RUBY LANE HEIGHTS" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 46 ON PAGE 76, A DISTANCE OF 60.26 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3 TO THE EAST LINE OF NORTH RUBY LANE, A DISTANCE OF 171.30 FEET; THENCE SOUTH ALONG THE EAST LINE OF NORTH RUBY LANE TO THE SOUTHWEST CORNER OF LOT 1 OF SAID "RUBY LANE HEIGHTS" SUBDIVISION; THENCE NORTHWEST ACROSS NORHT RUBY LANE TO THE INTERSECTION OF THE WEST LINE OF NORTH RUBY LANE WITH THE NORTH LINE OF FAI 64, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SITUATED IN THE CITY OF FAIRVIEW HEIGTHS, ST. CLAIR COUNTY, ILLINOIS.

**EXHIBIT B**

**Redevelopment Plan and Redevelopment Project**

*[Attach North TIF #5 Redevelopment Plan]*

Ordinance No. \_\_\_\_\_

**AN ORDINANCE DESIGNATING AND APPROVING THE WEST TIF #4  
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

**WHEREAS**, the City of Fairview Heights, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the **"TIF Act"**), for the proposed Redevelopment Plan for the West TIF #4 Tax Increment Financing Redevelopment Project Area (the **"Redevelopment Plan"**) within the municipal boundaries of the City of Fairview Heights and within the West TIF #4 Tax Increment financing Redevelopment Project Area as described in **Exhibit A** attached to this Ordinance (the **"Redevelopment Project Area"**), which constitutes in the aggregate more than 1-1/2 acres; and,

**WHEREAS**, the City Council has heretofore adopted Ordinance No. \_\_\_\_\_ approving the Redevelopment Plan and Redevelopment Project as described therein (the **"Redevelopment Project"**); and,

**WHEREAS**, due notice in respect to the availability of the Redevelopment Plan, which contains an eligibility report, was given by mail on January 26, 2015, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the City concerning the proposed West TIF #4 Tax Increment Financing Redevelopment Project Area; and,

**WHEREAS**, due notice in respect to the availability of the Redevelopment Plan, which contains an eligibility report, was given by mail on January 26, 2015, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the West TIF #4 Tax Increment Financing Redevelopment Project Area; and,

**WHEREAS**, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and the proposed designation of the West TIF #4 Tax Increment Financing Redevelopment Project Area on April 7, 2015, at Fairview Heights City Hall; and,

**WHEREAS**, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on January 26, 2015, by publication on March 19, 2015, and March 26, 2015, by regular mail to property owners within 750' of the exterior boundaries of the proposed Redevelopment Project Area on January 26, 2015, and by certified mail to property owners within the proposed Redevelopment Project Area on March 26, 2015; and,

**WHEREAS**, the City has heretofore convened a Joint Review Board on February 20, 2015, as required by and in all respects in compliance with the provisions of the TIF Act; and,

**WHEREAS**, the proposed Redevelopment Plan and Redevelopment Project set forth the factors constituting the need for abatement of conditions in the proposed Redevelopment Project Area that have led to its eligibility, and the City Council has reviewed testimony

concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the proposed Redevelopment Project Area as the term "conservation area" is defined in the TIF Act and as such term is applied to improved and vacant land; and,

**WHEREAS**, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Redevelopment Project Area as a whole without the adoption of the proposed Redevelopment Plan for the proposed Redevelopment Project Area; and,

**WHEREAS**, the City Council has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements; and,

**WHEREAS**, the City Council has reviewed the *City of Fairview Heights, 2012 Comprehensive Plan* for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Redevelopment Project conform to the City's Comprehensive Plan; and,

**WHEREAS**, the City Council has reviewed the public input at the Public Hearing.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Fairview Heights, Illinois, as follow:

**SECTION 1.** The area constituting the West TIF #4 Tax Increment Financing Redevelopment Project Area in the City of Fairview Heights, Illinois, as described in **Exhibit A**, attached hereto and made part of this Ordinance is hereby designated and approved as a Redevelopment Project Area pursuant to 11-74.4-4 of the TIF Act. The maps of the Redevelopment Project Area are attached hereto as **Exhibit B** and made a part of this Ordinance.

**SECTION 2.** The Redevelopment Plan and Redevelopment Project for the West TIF #4 Tax Increment Financing Redevelopment Project Area, that was the subject matter of the hearing held on March 17, 2015, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Redevelopment Project, marked as **Exhibit C** is attached to and made a part of this Ordinance.

**SECTION 3.** All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 4.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

READ FIRST TIME: \_\_\_\_\_

READ SECOND TIME: \_\_\_\_\_

**PASSED:** \_\_\_\_\_  
**APPROVED:** \_\_\_\_\_  
**PUBLISHED:** \_\_\_\_\_

\_\_\_\_\_  
**MARK T. KUPSKY – MAYOR**  
**CITY OF FAIRVIEW HEIGHTS**

**ATTEST:**

\_\_\_\_\_  
**CITY CLERK**

**SPONSORED BY:**  
**PLANNING COMMITTEE**

## EXHIBIT A

### Legal Description

BEGINNING AT THE NORTHEAST CORNER OF PART OF LOT 31 OF THE "NOLES TRACTS A.P. NO. 343" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 61 ON PAGE 42; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHWEST ALONG THE SOUTH LINE OF SAID LOT 31 TO THE SOUTHEAST CORNER OF LOT 32 OF SAID SUBDIVISION, A DISTANCE OF 128.82 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 32 TO THE SOUTHEAST CORNER OF LOT 33 OF SAID SUBDIVISION, A DISTANCE OF 99.60 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33 TO THE SOUTHWEST CORNER OF SAID LOT 33, A DISTANCE OF 100.25 FEET; THENCE SOUTH ALONG THE WEST LINE OF LOTS 25, 24, AND 23 OF THE "TRE-MOR 1ST ADDITION" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 56 ON PAGE 70, A DISTANCE OF 246.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 249.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23 AND ALSO BEING THE NORTHWEST CORNER OF LOT 5 OF THE "LYNN LEE SUBDIVISION" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 79 ON PAGE 68; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 270.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 133.14 FEET TO A NORTHWEST CORNER OF LOT 19 OF THE "TRE-MOR" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 56 ON PAGE 69; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 90.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 935.20 FEET; THENCE SOUTH ALONG THE EAST LINE OF A PROPERTY AS RECORDED IN DOCUMENT NO. A02409311, A DISTANCE OF 1,236.00 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 682.25 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF A PROPERTY RECORDED AS DOCUMENT NO. A02409360, A DISTANCE OF 606.00 FEET MORE OR LESS TO THE EAST LINE OF STATE RTE 161; THENCE ALONG SAID EAST LINE THE FOLLOWING DIRECTIONS AND DISTANCES, SOUTH 115.09 FEET, SOUTHEAST 472.16 FEET, EAST 59.95 FEET, SOUTH 82.78 FEET, SOUTHEAST 871.36 FEET, SOUTHEAST 435.1 FEET TO THE NORTH LINE OF OLD LINCOLN TRAIL; THENCE EAST ALONG THE NORTH LINE OF SAID OLD LINCOLN TRAIL, A DISTANCE OF 253.02 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 186.82 FEET TO THE SOUTHEAST CORNER OF A PROPERTY RECORDED IN DEED BOOK 3201, PG 1749; THENCE SOUTH ALONG THE NORTH LINE OF OLD LINCOLN TRAIL, A DISTANCE OF 141.86 FEET; THENCE CROSSING OVER OLD LINCOLN TRAIL TO THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 66.00 FEET; THENCE SOUTH CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 18.78 FEET TO THE NORTHEAST CORNER OF A PROPERTY RECORDED IN DEED BOOK 2078, PAGE 460 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE; THENCE SOUTH, ALONG THE EAST LINE OF SAID PROPERTY, A DISTANCE OF 451.57 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE CONTINUING SOUTH TO THE EAST LINE OF STATE ROUTE 161, A DISTANCE OF 96.00 FEET MORE OR LESS; THENCE NORTH ALONG SAID EAST LINE OF STATE ROUTE 161 THE FOLLOWING DISTANCES: 103.00 FEET MORE OR LESS, 400.00 FEET MORE OR LESS, 171.63 FEET; THENCE IN A WESTERLY DIRECTION AT A RIGHT ANGLE TO THE WEST LINE OF THE PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY FOR THE PURPOSE OF THE METRO-LINK OPERATIONS, A DISTANCE OF 747.28 FEET MORE OR LESS; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 688.00 FEET MORE OR LESS; THENCE EAST TO THE EAST LINE OF SAID PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY, A DISTANCE OF 133.53 FEET; THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 838.79 FEET; THENCE ALONG SAID EAST LINE ON AN ARC TO THE LEFT WITH A RADIUS OF 2,941.93 FEET, AND AN ARC DISTANCE OF 465.73 FEET; THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING DISTANCES: 455.24 FEET; 55.00 FEET, 43.62 FEET MORE OR LESS, 5.00 FEET MORE OR LESS, 154.86 FEET; THENCE LEAVING SAID EAST LINE, SOUTH TO THE WEST LINE OF THE BI-STATE DEVELOPMENT AGENCY, A DISTANCE OF 390.00 FEET MORE OR LESS; THENCE NORTH, ALONG SAID WEST LINE, THE FOLLOWING DISTANCES: 95.00 FEET MORE OR LESS, 10.00 FEET, 300.00 FEET, 10.00 FEET, 300.55 FEET, 10.00 FEET, 399.90 FEET, 10.00 FEET, 456.56 FEET, 42.62 FEET, 238.38 FEET, 54.14 FEET; THENCE LEAVING SAID WEST LINE, ALONG THE SOUTH LINE OF PART OF LOT 15 BEING REFERNCED IN DOCUMENT NUMBER A01593172, A DISTANCE OF 1,012.00 FEET MORE OR LESS; THENCE ALONG THE WEST LINE OF SAID PART LOT 15, A DISTANCE OF 402.00 FEET MORE OR LESS TO THE WEST LINE OF THE PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY; THENCE LEAVING SAID WEST LINE, NORTH, A DISTANCE OF 136.00 FEET, TO THE WEST LINE OF SAINT CLAIR AVENUE; THENCE LEAVING SAID WEST LINE OF SAINT CLAIR AVENUE, NORTH, A

DISTANCE OF 145.45 FEET MORE OR LESS TO THE EAST LINE OF PART OF LOT 2 OF THE "REPLAT OF MAGDALENA PLACE" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS Y ON PAGE 12, SAID POINT ALSO LYING ON THE WEST LINE OF MAGDALENA DRIVE; THENCE NORTH ALONG SAID WEST LINE OF MAGDALENA DRIVE TO THE NORTHEAST CORNER OF LOT 3 IN SAID SUBDIVISION, A DISTANCE OF 187.00 FEET; THENCE SOUTHEAST ACROSS MAGDALENA DRIVE TO THE EAST LINE OF MAGDALENA DRIVE, ALSO BEING THE NORTHWEST CORNER OF LOT 18 OF THE "DAVINROY PLACE" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 41 ON PAGE 32; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF LOT 18 AND BEING ON THE WEST LINE OF 1ST AVENUE, A DISTANCE OF 171.00 FEET MORE OR LESS; THENCE CONTINUING EAST ACROSS SAID 1ST AVENUE TO THE EAST LINE OF 1ST AVENUE, A DISTANCE OF 40.00 FEET; THENCE SOUTH ALONG SAID EAST LINE OF 1ST AVENUE TO THE NORTHWEST CORNER OF LOT 14 OF SAID "DAVINROY PLACE", A DISTANCE OF 100.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 141.20 FEET TO THE WEST LINE OF AN ALLEY; THENCE ACROSS SAID ALLEY TO A POINT IN ITS EAST LINE, A DISTANCE OF 7.50 FEET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11 OF THE "DAVINROY PLACE 1ST ADDITION" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 41 ON PAGE 32; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 149.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING ON THE WEST LINE OF 2ND AVENUE; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF 2ND AVENUE TO THE NORTHEAST CORNER OF SAID LOT, A DISTANCE OF 50.00 FEET; THENCE EAST, ACROSS 2ND AVENUE AND AT A RIGHT ANGLE FROM THE PREVIOUS COURSE, 50.00 FEET, TO THE SOUTHWEST CORNER OF LOT 23 AND ALSO BEING ON THE EAST LINE OF 2ND AVENUE; THENCE ALONG THE SOUTH LINE OF SAID LOT 23 TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 149.43 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTHWEST CORNER OF LOT 8 OF THE "DAVINROY PLACE 2ND ADDITION" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 44 ON PAGE 106, A DISTANCE OF 22.50 FEET MORE OR LESS; THENCE ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING A POINT ON THE WEST LINE OF 3RD AVENUE, A DISTANCE OF 140.00 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT AND THE WEST LINE OF 3RD AVENUE, A DISTANCE OF 31.00 FEET MORE OR LESS; THENCE EAST AT A RIGHT ANGLE FROM THE PREVIOUS COURSE, TO THE SOUTHWEST CORNER OF LOT 23 OF SAID SUBDIVISION AND ALSO BEING THE EAST LINE OF 3RD AVENUE, A DISTANCE OF 50.00 FEET; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 23, TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 140.00 FEET; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 23, TO THE NORTHEAST CORNER OF SAID LOT AND A POINT BEING ON THE SOUTH LINE OF LOT 24, A DISTANCE OF 60.00 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 120.73 FEET; THENCE NORTH ALONG THE EAST LINE OF LOTS 24 AND 25, A DISTANCE OF 119.50 FEET MORE OF LESS; THENCE EAST ALONG THE NORTH LINE OF A PROPERTY OWNED BY ILLINOIS AMERICAN WATER COMPANY, REFERENCE OF DEED RECORDED IN BK 1082, PG 339 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE, A DISTANCE OF 280.00 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY TO THE NORTH LINE OF ST. CLAIR AVENUE, A DISTANCE OF 500.00 FEET; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 11 OF THE "NOLES TRACTS A.P. NO. 343" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 61 ON PAGE 42, A DISTANCE OF 381.00 FEET; THENCE NORTH ALONG SAID LOT LINE TO THE NORTHWEST CORNER OF SAID LOT, A DISTANCE OF 30.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT AND ALSO BEING ON THE WEST LINE OF NOLES DRIVE, A DISTANCE OF 238.35 FEET; THENCE CONTINUING EAST ACROSS NOLES DRIVE TO A POINT ON THE EAST LINE OF NOLES DRIVE AND ALSO BEING A POINT ON THE WEST LINE OF LOT 25 OF SAID SUBDIVISION, A DISTANCE OF 50.00 FEET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 25, A DISTANCE OF 63.00 FEET MORE OR LESS; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 25 TO THE NORTHEAST CORNER OF LOT 25A OF SAID SUBDIVISION, A DISTANCE OF 215.00 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 25A TO THE NORTH LINE OF ST. CLAIR AVENUE, A DISTANCE OF 100.00 FEET; THENCE CONTINUING SOUTH TO THE SOUTH LINE OF ST. CLAIR AVENUE AND ALSO BEING THE NORTHEAST CORNER OF PART OF LOT 31 OF THE SAID "NOLES TRACTS A.P. NO. 343", A DISTANCE OF 100.00 FEET MORE OR LESS, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SITUATED IN THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS.

**EXHIBIT B**

**Redevelopment Project Area**

*[Attach West TIF #4 Boundary Map]*

**EXHIBIT C**

**Redevelopment Plan and Redevelopment Project**

*[Attach West TIF #4 Redevelopment Plan]*

Ordinance No. \_\_\_\_\_

**AN ORDINANCE DESIGNATING AND APPROVING THE NORTH TIF #5  
TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

**WHEREAS**, the City of Fairview Heights, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the **"TIF Act"**), for the proposed Redevelopment Plan for the North TIF #5 Tax Increment Financing Redevelopment Project Area (the **"Redevelopment Plan"**) within the municipal boundaries of the City of Fairview Heights and within the North TIF #5 Tax Increment financing Redevelopment Project Area as described in **Exhibit A** attached to this Ordinance (the **"Redevelopment Project Area"**), which constitutes in the aggregate more than 1-1/2 acres; and,

**WHEREAS**, the City Council has heretofore adopted Ordinance No. \_\_\_\_\_ approving the Redevelopment Plan and Redevelopment Project as described therein (the **"Redevelopment Project"**); and,

**WHEREAS**, due notice in respect to the availability of the Redevelopment Plan, which contains an eligibility report, was given by mail on January 26, 2015, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all interested parties that have registered with the City concerning the proposed North TIF #5 Tax Increment Financing Redevelopment Project Area; and,

**WHEREAS**, due notice in respect to the availability of the Redevelopment Plan, which contains an eligibility report, was given by mail on January 26, 2015, pursuant to Section 11-74.4-5 of the TIF Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the North TIF #5 Tax Increment Financing Redevelopment Project Area; and,

**WHEREAS**, pursuant to Section 11-74.4-5 of the TIF Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and the proposed designation of the North TIF #5 Tax Increment Financing Redevelopment Project Area on April 7, 2015, at Fairview Heights City Hall; and,

**WHEREAS**, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the TIF Act, said notice being given to taxing districts and to the State of Illinois by certified mail on January 26, 2015, by publication on March 19, 2015, and March 26, 2015, by regular mail to property owners within 750' of the exterior boundaries of the proposed Redevelopment Project Area on January 26, 2015, and by certified mail to property owners within the proposed Redevelopment Project Area on March 26, 2015; and,

**WHEREAS**, the City has heretofore convened a Joint Review Board on February 20, 2015, as required by and in all respects in compliance with the provisions of the TIF Act; and,

**WHEREAS**, the proposed Redevelopment Plan and Redevelopment Project set forth the factors constituting the need for abatement of conditions in the proposed Redevelopment Project Area that have led to its eligibility, and the City Council has reviewed testimony

concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the proposed Redevelopment Project Area as the term "blighted area" is defined in the TIF Act and as such term is applied to improved and vacant land; and,

**WHEREAS**, the City Council has reviewed the conditions pertaining to lack of private investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Redevelopment Project Area as a whole without the adoption of the proposed Redevelopment Plan for the proposed Redevelopment Project Area; and,

**WHEREAS**, the City Council has reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefited by the proposed redevelopment project improvements; and,

**WHEREAS**, the City Council has reviewed the *City of Fairview Heights, 2012 Comprehensive Plan* for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Redevelopment Project conform to the City's Comprehensive Plan; and,

**WHEREAS**, the City Council has reviewed the public input at the Public Hearing.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Fairview Heights, Illinois, as follow:

**SECTION 1.** The area constituting the North TIF #5 Tax Increment Financing Redevelopment Project Area in the City of Fairview Heights, Illinois, as described in **Exhibit A**, attached hereto and made part of this Ordinance is hereby designated and approved as a Redevelopment Project Area pursuant to 11-74.4-4 of the TIF Act. The maps of the Redevelopment Project Area are attached hereto as **Exhibit B** and made a part of this Ordinance.

**SECTION 2.** The Redevelopment Plan and Redevelopment Project for the North TIF #5 Tax Increment Financing Redevelopment Project Area, that was the subject matter of the hearing held on March 17, 2015, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Redevelopment Project, marked as **Exhibit C** is attached to and made a part of this Ordinance.

**SECTION 3.** All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 4.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

READ FIRST TIME: \_\_\_\_\_

READ SECOND TIME: \_\_\_\_\_

**PASSED:**

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**APPROVED:**

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**PUBLISHED:**

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**MARK T. KUPSKY - MAYOR  
CITY OF FAIRVIEW HEIGHTS**

**ATTEST:**

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**CITY CLERK**

**SPONSORED BY:  
PLANNING COMMITTEE**

## EXHIBIT A

### Legal Description

BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTH LINE OF FAI 64 AND THE WEST LINE OF NORTH RUBY LANE; THENCE NORTH ALONG THE WEST LINE OF NORTH RUBY LANE TO THE NORTHEAST CORNER OF LOT 4 OF "SKARHA TRACTS A.P." REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 43 ON PAGE 87; THENCE LEAVING SAID WEST LINE OF NORTH RUBY LANE, SOUTHEAST TO THE INTERSECTION WITH THE NORTHWEST CORNER OF LOT 7 OF SAID SUBDIVISION ALSO BEING THE EAST LINE OF NORTH RUBY LANE; THENCE EAST ALONG THE NORTH LINE OF LOT 7 TO THE NORTHEAST CORNER OF SAID LOT, A DISTANCE OF 143.59 FEET; THENCE SOUTH ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 11.60 FEET; THENCE SOUTHEAST ALONG THE SOUTH LINE OF PART OF LOT 5 OF SAID "SKARHA TRACTS A.P.", A DISTANCE OF 430.86 FEET; THENCE NORTHEAST ALONG THE EAST LINE OF SAID LOT THE FOLLOWING DISTANCES: 302.94 FEET, AND 578.82 FEET TO THE SOUTH LINE OF THE CSX RR; THENCE ALONG THE SOUTH AND WEST LINES OF SAID RAILROAD TO THE NORTHEAST CORNER OF THE "EDDING'S PLACE A.P. NO. 132" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 44 ON PAGE 41, A DISTANCE OF 1,660.00 FEET MORE OR LESS; THENCE EAST, CROSSING SAID RAILROAD, ALONG THE NORTH LINE AND THE WESTERLY EXTENTION OF SAID NORTH LINE, OF A TRACT OF LAND RECORDED AS DOCUMENT NUMBER A01942366 IN SAID RECORDER'S OFFICE, TO THE WEST LINE OF ILLINOIS STATE ROUTE 159, A DISTANCE OF 2,458.50 FEET MORE OR LESS; THENCE SOUTH ALONG THE WEST LINE OF ILLINOIS STATE ROUTE 159, A DISTANCE OF 1,920.00 FEET MORE OR LESS, TO THE SOUTH LINE OF LUDWIG DRIVE; THENCE WEST ALONG THE SOUTH LINE OF LUDWIG DRIVE TO THE NORTHWEST CORNER OF LOT 5 OF "FAIRVIEW HEIGHTS PLAZA ANNEX SUBDIVISION., RESUB." REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 93 ON PAGE 16, A DISTANCE OF 2,724.89 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF LOT 3 OF "RUBY LANE HEIGHTS" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 46 ON PAGE 76, A DISTANCE OF 60.26 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3 TO THE EAST LINE OF NORTH RUBY LANE, A DISTANCE OF 171.30 FEET; THENCE SOUTH ALONG THE EAST LINE OF NORTH RUBY LANE TO THE SOUTHWEST CORNER OF LOT 1 OF SAID "RUBY LANE HEIGHTS" SUBDIVISION; THENCE NORTHWEST ACROSS NORHT RUBY LANE TO THE INTERSECTION OF THE WEST LINE OF NORTH RUBY LANE WITH THE NORTH LINE OF FAI 64, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SITUATED IN THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS.

**EXHIBIT B**

**Redevelopment Project Area**

*[Attach North TIF #5 Boundary Map]*

**EXHIBIT C**

**Redevelopment Plan and Redevelopment Project**

*[Attach North TIF #5 Redevelopment Plan]*

Ordinance No. \_\_\_\_\_

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING IN THE WEST TIF #4 TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

**WHEREAS**, the City of Fairview Heights, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the **"TIF Act"**), for the Redevelopment Plan for the West TIF #4 Tax Increment Financing Redevelopment Project Area (the **"Redevelopment Plan"**) within the municipal boundaries of the City of Fairview Heights and within the West TIF #4 Tax Increment Financing Redevelopment Project Area as described in **Exhibit A** attached to this Ordinance (the **"Redevelopment Project Area"**), which constitutes in the aggregate more than 1-1/2 acres.

**WHEREAS**, the City Council has heretofore adopted Ordinance No. \_\_\_\_\_ approving the Redevelopment Plan and Redevelopment Project as described therein (the **"Redevelopment Project"**).

**WHEREAS**, the City Council has heretofore adopted Ordinance No. \_\_\_\_\_ approving and designating the West TIF #4 Tax Increment Financing Redevelopment Project Area.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Fairview Heights, Illinois, as follows:

**SECTION 1.** Tax increment financing is hereby adopted to pay redevelopment project costs pursuant to the TIF Act and the Redevelopment Plan for the West TIF #4 Tax Increment Financing Redevelopment Project Area in the City of Fairview Heights, Illinois, as described in **Exhibit A**. The maps of the Redevelopment Project Area are attached hereto as **Exhibit B** and made a part of this Ordinance.

**SECTION 2.** Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective dates of this ordinance until the Redevelopment Project Costs and bonds, notes or other obligations issued in respect thereto have been paid shall be divided as follows:

That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assess value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector of St. Clair County to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each property in the project area shall be allocated to and when collected shall be paid to the

municipal treasurer who shall deposit said taxes into a special fund called the special tax allocation fund of the municipality for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof.

**SECTION 3.** All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 4.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

**SECTION 5.** The City Clerk shall forthwith transmit to the County Clerk of St. Clair County a certified copy of this Ordinance and Ordinances No. \_\_\_\_\_ and \_\_\_\_\_, a legal description of the Redevelopment Project Area, a map of the Redevelopment Project Area, identification of the year **2015** as the year that the County Clerk shall use for determining the total initial equalized assessed value of the Redevelopment Project Area consistent with subsection (a) of Section 11-74.4-9 of the TIF Act, and a list of the parcel or tax identification number of each parcel of property included in the Redevelopment Project Area.

READ FIRST TIME: \_\_\_\_\_  
READ SECOND TIME: \_\_\_\_\_  
PASSED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
PUBLISHED: \_\_\_\_\_

\_\_\_\_\_  
MARK T. KUPSKY – MAYOR  
CITY OF FAIRVIEW HEIGHTS

ATTEST:

\_\_\_\_\_  
CITY CLERK

SPONSORED BY:  
PLANNING COMMITTEE

## EXHIBIT A

### Legal Description

BEGINNING AT THE NORTHEAST CORNER OF PART OF LOT 31 OF THE "NOLES TRACTS A.P. NO. 343" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 61 ON PAGE 42; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTHWEST ALONG THE SOUTH LINE OF SAID LOT 31 TO THE SOUTHEAST CORNER OF LOT 32 OF SAID SUBDIVISION, A DISTANCE OF 128.82 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 32 TO THE SOUTHEAST CORNER OF LOT 33 OF SAID SUBDIVISION, A DISTANCE OF 99.60 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 33 TO THE SOUTHWEST CORNER OF SAID LOT 33, A DISTANCE OF 100.25 FEET; THENCE SOUTH ALONG THE WEST LINE OF LOTS 25, 24, AND 23 OF THE "TRE-MOR 1ST ADDITION" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 56 ON PAGE 70, A DISTANCE OF 246.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 249.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23 AND ALSO BEING THE NORTHWEST CORNER OF LOT 5 OF THE "LYNN LEE SUBDIVISION" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 79 ON PAGE 68; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 270.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 133.14 FEET TO A NORTHWEST CORNER OF LOT 19 OF THE "TRE-MOR" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 56 ON PAGE 69; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 90.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 935.20 FEET; THENCE SOUTH ALONG THE EAST LINE OF A PROPERTY AS RECORDED IN DOCUMENT NO. A02409311, A DISTANCE OF 1,236.00 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 682.25 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE CONTINUING WEST ALONG THE SOUTH LINE OF A PROPERTY RECORDED AS DOCUMENT NO. A02409360, A DISTANCE OF 606.00 FEET MORE OR LESS TO THE EAST LINE OF STATE RTE 161; THENCE ALONG SAID EAST LINE THE FOLLOWING DIRECTIONS AND DISTANCES, SOUTH 115.09 FEET, SOUTHEAST 472.16 FEET, EAST 59.95 FEET, SOUTH 82.78 FEET, SOUTHEAST 871.36 FEET, SOUTHEAST 435.1 FEET TO THE NORTH LINE OF OLD LINCOLN TRAIL; THENCE EAST ALONG THE NORTH LINE OF SAID OLD LINCOLN TRAIL, A DISTANCE OF 253.02 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 186.82 FEET TO THE SOUTHEAST CORNER OF A PROPERTY RECORDED IN DEED BOOK 3201, PG 1749; THENCE SOUTH ALONG THE NORTH LINE OF OLD LINCOLN TRAIL, A DISTANCE OF 141.86 FEET; THENCE CROSSING OVER OLD LINCOLN TRAIL TO THE SOUTH LINE OF SAID ROAD, A DISTANCE OF 66.00 FEET; THENCE SOUTH CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 18.78 FEET TO THE NORTHEAST CORNER OF A PROPERTY RECORDED IN DEED BOOK 2078, PAGE 460 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE; THENCE SOUTH, ALONG THE EAST LINE OF SAID PROPERTY, A DISTANCE OF 451.57 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE CONTINUING SOUTH TO THE EAST LINE OF STATE ROUTE 161, A DISTANCE OF 96.00 FEET MORE OR LESS; THENCE NORTH ALONG SAID EAST LINE OF STATE ROUTE 161 THE FOLLOWING DISTANCES: 103.00 FEET MORE OR LESS, 400.00 FEET MORE OR LESS, 171.63 FEET; THENCE IN A WESTERLY DIRECTION AT A RIGHT ANGLE TO THE WEST LINE OF THE PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY FOR THE PURPOSE OF THE METRO-LINK OPERATIONS, A DISTANCE OF 747.28 FEET MORE OR LESS; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 688.00 FEET MORE OR LESS; THENCE EAST TO THE EAST LINE OF SAID PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY, A DISTANCE OF 133.53 FEET; THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 838.79 FEET; THENCE ALONG SAID EAST LINE ON AN ARC TO THE LEFT WITH A RADIUS OF 2,941.93 FEET, AND AN ARC DISTANCE OF 465.73 FEET; THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING DISTANCES: 455.24 FEET; 55.00 FEET, 43.62 FEET MORE OR LESS, 5.00 FEET MORE OR LESS, 154.86 FEET; THENCE LEAVING SAID EAST LINE, SOUTH TO THE WEST LINE OF THE BI-STATE DEVELOPMENT AGENCY, A DISTANCE OF 390.00 FEET MORE OR LESS; THENCE NORTH, ALONG SAID WEST LINE, THE FOLLOWING DISTANCES: 95.00 FEET MORE OR LESS, 10.00 FEET, 300.00 FEET, 10.00 FEET, 300.55 FEET, 10.00 FEET, 399.90 FEET, 10.00 FEET, 456.56 FEET, 42.62 FEET, 238.38 FEET, 54.14 FEET; THENCE LEAVING SAID WEST LINE, ALONG THE SOUTH LINE OF PART OF LOT 15 BEING REFERNCED IN DOCUMENT NUMBER A01593172, A DISTANCE OF 1,012.00 FEET MORE OR LESS; THENCE ALONG THE WEST LINE OF SAID PART LOT 15, A DISTANCE OF 402.00 FEET MORE OR LESS TO THE WEST LINE OF THE PROPERTY CONVEYED TO BI-STATE DEVELOPMENT AGENCY; THENCE LEAVING SAID WEST LINE, NORTH, A DISTANCE OF 136.00 FEET, TO THE WEST LINE OF SAINT CLAIR AVENUE; THENCE LEAVING SAID WEST LINE OF SAINT CLAIR AVENUE, NORTH, A

DISTANCE OF 145.45 FEET MORE OR LESS TO THE EAST LINE OF PART OF LOT 2 OF THE "REPLAT OF MAGDALENA PLACE" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS Y ON PAGE 12, SAID POINT ALSO LYING ON THE WEST LINE OF MAGDALENA DRIVE; THENCE NORTH ALONG SAID WEST LINE OF MAGDALENA DRIVE TO THE NORTHEAST CORNER OF LOT 3 IN SAID SUBDIVISION, A DISTANCE OF 187.00 FEET; THENCE SOUTHEAST ACROSS MAGDALENA DRIVE TO THE EAST LINE OF MAGDALENA DRIVE, ALSO BEING THE NORTHWEST CORNER OF LOT 18 OF THE "DAVINROY PLACE" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 41 ON PAGE 32; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF LOT 18 AND BEING ON THE WEST LINE OF 1ST AVENUE, A DISTANCE OF 171.00 FEET MORE OR LESS; THENCE CONTINUING EAST ACROSS SAID 1ST AVENUE TO THE EAST LINE OF 1ST AVENUE, A DISTANCE OF 40.00 FEET; THENCE SOUTH ALONG SAID EAST LINE OF 1ST AVENUE TO THE NORTHWEST CORNER OF LOT 14 OF SAID "DAVINROY PLACE", A DISTANCE OF 100.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 141.20 FEET TO THE WEST LINE OF AN ALLEY; THENCE ACROSS SAID ALLEY TO A POINT IN ITS EAST LINE, A DISTANCE OF 7.50 FEET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 11 OF THE "DAVINROY PLACE 1ST ADDITION" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 41 ON PAGE 32; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 149.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING ON THE WEST LINE OF 2ND AVENUE; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 11 AND THE WEST LINE OF 2ND AVENUE TO THE NORTHEAST CORNER OF SAID LOT, A DISTANCE OF 50.00 FEET; THENCE EAST, ACROSS 2ND AVENUE AND AT A RIGHT ANGLE FROM THE PREVIOUS COURSE, 50.00 FEET, TO THE SOUTHWEST CORNER OF LOT 23 AND ALSO BEING ON THE EAST LINE OF 2ND AVENUE; THENCE ALONG THE SOUTH LINE OF SAID LOT 23 TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 149.43 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTHWEST CORNER OF LOT 8 OF THE "DAVINROY PLACE 2ND ADDITION" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 44 ON PAGE 106, A DISTANCE OF 22.50 FEET MORE OR LESS; THENCE ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING A POINT ON THE WEST LINE OF 3RD AVENUE, A DISTANCE OF 140.00 FEET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT AND THE WEST LINE OF 3RD AVENUE, A DISTANCE OF 31.00 FEET MORE OR LESS; THENCE EAST AT A RIGHT ANGLE FROM THE PREVIOUS COURSE, TO THE SOUTHWEST CORNER OF LOT 23 OF SAID SUBDIVISION AND ALSO BEING THE EAST LINE OF 3RD AVENUE, A DISTANCE OF 50.00 FEET; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 23, TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 140.00 FEET; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 23, TO THE NORTHEAST CORNER OF SAID LOT AND A POINT BEING ON THE SOUTH LINE OF LOT 24, A DISTANCE OF 60.00 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24 TO THE SOUTHEAST CORNER OF SAID LOT, A DISTANCE OF 120.73 FEET; THENCE NORTH ALONG THE EAST LINE OF LOTS 24 AND 25, A DISTANCE OF 119.50 FEET MORE OF LESS; THENCE EAST ALONG THE NORTH LINE OF A PROPERTY OWNED BY ILLINOIS AMERICAN WATER COMPANY, REFERENCE OF DEED RECORDED IN BK 1082, PG 339 OF THE ST. CLAIR COUNTY RECORDER'S OFFICE, A DISTANCE OF 280.00 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY TO THE NORTH LINE OF ST. CLAIR AVENUE, A DISTANCE OF 500.00 FEET; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 11 OF THE "NOLES TRACTS A.P. NO. 343" SUBDIVISION REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 61 ON PAGE 42, A DISTANCE OF 381.00 FEET; THENCE NORTH ALONG SAID LOT LINE TO THE NORTHWEST CORNER OF SAID LOT, A DISTANCE OF 30.00 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT AND ALSO BEING ON THE WEST LINE OF NOLES DRIVE, A DISTANCE OF 238.35 FEET; THENCE CONTINUING EAST ACROSS NOLES DRIVE TO A POINT ON THE EAST LINE OF NOLES DRIVE AND ALSO BEING A POINT ON THE WEST LINE OF LOT 25 OF SAID SUBDIVISION, A DISTANCE OF 50.00 FEET; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF SAID LOT 25, A DISTANCE OF 63.00 FEET MORE OR LESS; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 25 TO THE NORTHEAST CORNER OF LOT 25A OF SAID SUBDIVISION, A DISTANCE OF 215.00 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 25A TO THE NORTH LINE OF ST. CLAIR AVENUE, A DISTANCE OF 100.00 FEET; THENCE CONTINUING SOUTH TO THE SOUTH LINE OF ST. CLAIR AVENUE AND ALSO BEING THE NORTHEAST CORNER OF PART OF LOT 31 OF THE SAID "NOLES TRACTS A.P. NO. 343", A DISTANCE OF 100.00 FEET MORE OR LESS, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SITUATED IN THE CITY OF FAIRVIEW HEIGHTS, ST. CLAIR COUNTY, ILLINOIS.

**EXHIBIT B**

**Redevelopment Project Area**

*[Attach West TIF #4 Boundary Map]*

1-F

Ordinance No. \_\_\_\_\_

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING IN THE NORTH TIF #5 TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

**WHEREAS**, the City of Fairview Heights, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (the "**TIF Act**"), for the Redevelopment Plan for the North TIF #5 Tax Increment Financing Redevelopment Project Area (the "**Redevelopment Plan**") within the municipal boundaries of the City of Fairview Heights and within the North TIF #5 Tax Increment Financing Redevelopment Project Area as described in **Exhibit A** attached to this Ordinance (the "**Redevelopment Project Area**"), which constitutes in the aggregate more than 1-1/2 acres.

**WHEREAS**, the City Council has heretofore adopted Ordinance No. \_\_\_\_\_ approving the Redevelopment Plan and Redevelopment Project as described therein (the "**Redevelopment Project**").

**WHEREAS**, the City Council has heretofore adopted Ordinance No. \_\_\_\_\_ approving and designating the North TIF #5 Tax Increment Financing Redevelopment Project Area.

**NOW, THEREFORE, BE IT ORDAINED**, by the City Council of the City of Fairview Heights, Illinois, as follows:

**SECTION 1.** Tax increment financing is hereby adopted to pay redevelopment project costs pursuant to the TIF Act and the Redevelopment Plan for the North TIF #5 Tax Increment Financing Redevelopment Project Area in the City of Fairview Heights, Illinois, as described in **Exhibit A**. The maps of the Redevelopment Project Area are attached hereto as **Exhibit B** and made a part of this Ordinance.

**SECTION 2.** Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective dates of this ordinance until the Redevelopment Project Costs and bonds, notes or other obligations issued in respect thereto have been paid shall be divided as follows:

That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assess value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector of St. Clair County to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each property in the project area shall be allocated to and when collected shall be paid to the

municipal treasurer who shall deposit said taxes into a special fund called the special tax allocation fund of the municipality for the purpose of paying Redevelopment Project Costs and obligations incurred in the payment thereof.

**SECTION 3.** All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 4.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

**SECTION 5.** The City Clerk shall forthwith transmit to the County Clerk of St. Clair County a certified copy of this Ordinance and Ordinances No. \_\_\_\_\_ and \_\_\_\_\_, a legal description of the Redevelopment Project Area, a map of the Redevelopment Project Area, identification of the year **2015** as the year that the County Clerk shall use for determining the total initial equalized assessed value of the Redevelopment Project Area consistent with subsection (a) of Section 11-74.4-9 of the TIF Act, and a list of the parcel or tax identification number of each parcel of property included in the Redevelopment Project Area.

READ FIRST TIME: \_\_\_\_\_

READ SECOND TIME: \_\_\_\_\_

PASSED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

PUBLISHED: \_\_\_\_\_

\_\_\_\_\_  
MARK T. KUPSKY - MAYOR  
CITY OF FAIRVIEW HEIGHTS

ATTEST:

\_\_\_\_\_  
CITY CLERK

SPONSORED BY:  
PLANNING COMMITTEE

## EXHIBIT A

### Legal Description

BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTH LINE OF FAI 64 AND THE WEST LINE OF NORTH RUBY LANE; THENCE NORTH ALONG THE WEST LINE OF NORTH RUBY LANE TO THE NORTHEAST CORNER OF LOT 4 OF "SKARHA TRACTS A.P." REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 43 ON PAGE 87; THENCE LEAVING SAID WEST LINE OF NORTH RUBY LANE, SOUTHEAST TO THE INTERSECTION WITH THE NORTHWEST CORNER OF LOT 7 OF SAID SUBDIVISION ALSO BEING THE EAST LINE OF NORTH RUBY LANE; THENCE EAST ALONG THE NORTH LINE OF LOT 7 TO THE NORTHEAST CORNER OF SAID LOT, A DISTANCE OF 143.59 FEET; THENCE SOUTH ALONG THE EAST LINE OF LOT 7, A DISTANCE OF 11.60 FEET; THENCE SOUTHEAST ALONG THE SOUTH LINE OF PART OF LOT 5 OF SAID "SKARHA TRACTS A.P.", A DISTANCE OF 430.86 FEET; THENCE NORTHEAST ALONG THE EAST LINE OF SAID LOT THE FOLLOWING DISTANCES: 302.94 FEET, AND 578.82 FEET TO THE SOUTH LINE OF THE CSX RR; THENCE ALONG THE SOUTH AND WEST LINES OF SAID RAILROAD TO THE NORTHEAST CORNER OF THE "EDDING'S PLACE A.P. NO. 132" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 44 ON PAGE 41, A DISTANCE OF 1,660.00 FEET MORE OR LESS; THENCE EAST, CROSSING SAID RAILROAD, ALONG THE NORTH LINE AND THE WESTERLY EXTENTION OF SAID NORTH LINE, OF A TRACT OF LAND RECORDED AS DOCUMENT NUMBER A01942366 IN SAID RECORDER'S OFFICE, TO THE WEST LINE OF ILLINOIS STATE ROUTE 159, A DISTANCE OF 2,458.50 FEET MORE OR LESS; THENCE SOUTH ALONG THE WEST LINE OF ILLINOIS STATE ROUTE 159, A DISTANCE OF 1,920.00 FEET MORE OR LESS, TO THE SOUTH LINE OF LUDWIG DRIVE; THENCE WEST ALONG THE SOUTH LINE OF LUDWIG DRIVE TO THE NORTHWEST CORNER OF LOT 5 OF "FAIRVIEW HEIGHTS PLAZA ANNEX SUBDIVISION., RESUB." REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 93 ON PAGE 16, A DISTANCE OF 2,724.89 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER OF LOT 3 OF "RUBY LANE HEIGHTS" REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN SAID RECORDER'S OFFICE IN BOOK OF PLATS 46 ON PAGE 76, A DISTANCE OF 60.26 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3 TO THE EAST LINE OF NORTH RUBY LANE, A DISTANCE OF 171.30 FEET; THENCE SOUTH ALONG THE EAST LINE OF NORTH RUBY LANE TO THE SOUTHWEST CORNER OF LOT 1 OF SAID "RUBY LANE HEIGHTS" SUBDIVISION; THENCE NORTHWEST ACROSS NORHT RUBY LANE TO THE INTERSECTION OF THE WEST LINE OF NORTH RUBY LANE WITH THE NORTH LINE OF FAI 64, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SITUATED IN THE CITY OF FAIRVIEW HEIGHHS, ST. CLAIR COUNTY, ILLINOIS.

**EXHIBIT B**

**Redevelopment Project Area**

*[Attach North TIF #5 Boundary Map]*



**DEVELOPMENT STRATEGIES®**

guiding effective decisions in  
real estate, community, and economic development

May 4, 2015

Mayor Mark T. Kupsky  
The City of Fairview Heights  
10025 Bunkum Road  
Fairview Heights, Illinois 62208

Re: Market Assessment for Senior Housing along Lincoln Trail

Dear Mayor Kupsky:

Development Strategies is pleased to have this opportunity to submit a proposal to complete a market assessment to study the need for senior housing along Lincoln Trail between Bunkum Road and Catherine/Pasadena drives in Fairview Heights. While not ignoring the potential need for housing that also offers senior-oriented services, our study will primarily focus on independent senior apartments and, more specifically, cottage-style apartments and mixed-use projects with apartments over commercial space. Both affordable and market rate options will be evaluated.

Within the report we will identify appropriate sites along the corridor that would support senior housing, we will establish achievable rents for standard one-bedroom and two-bedroom senior apartments without services, and we will survey and evaluate existing properties serving this market. We will also analyze the demand generated by a reasonable market area to determine an appropriate number of units to serve the market. Our findings will be documented in a brief report for the City's use, which will also be very helpful to developers interesting in serving the Fairview Heights housing market.

The cost for completion of the study is \$5,950. The fee includes all costs and delivery of a draft via email within 30 days of your acceptance, and two copies of the final report.

We appreciate the opportunity to assist you with this interesting project and look forward to working with you. If this proposal is acceptable, please sign below and return a copy to me. We will get started as soon as possible.

Respectfully submitted and approved on behalf of Development Strategies.

  
Brad Beggs, MAI  
Principal

I hereby accept the terms of this proposal:

\_\_\_\_\_  
*Signature of Mayor Mark T. Kupsky  
For the City of Fairview Heights*

\_\_\_\_\_  
*Date*

**RESOLUTION NO. \_\_\_\_\_ - 2015**

**A RESOLUTION AUTHORIZING A Market ASSESSMENT  
FOR SENIOR HOUSING**

WHEREAS, the City of Fairview Heights requires the investigation of need of Senior Housing on Lincoln Trail per the City's Comprehensive Plan.

WHEREAS, the need for Senior Housing will be investigated between:

1. Bunkum Road
2. Catherine/Pasadena

WHEREAS, Development Strategies has proposed to perform a Market Assessment for Senior Housing in the amount of \$5,950.00 attached hereto and made a part hereof and marked "EXHIBIT A" with funding for the Market Assessment for Senior Housing coming from TIF #3 monies.

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

That the Market Assessment for Senior Housing be authorized and the Mayor be directed to sign the May 4, 2015 proposal Market Assessment for Senior Housing along Lincoln Trail attached hereto and made a part hereof and marked "EXHIBIT A" and further funding for the Market Assessment shall come from TIF #3 monies.

PASSED:

APPROVED:

Recommended by Lincoln Trail TIF Subcommittee and Planning Committee

# Request for Proposals

Developer for Mixed Use Commercial/Residential Transit Oriented Development

Fairview Heights, IL

July 1, 2015

If you are interested in receiving a RFP package explaining the intent of the project, please contact:

Mike Malloy, AICP

Director of Economic Development

City of Fairview Heights, IL

10025 Bunkum Road

618.489.2033

[www.fairviewheights.org](http://www.fairviewheights.org)

## RFP Objective:

The City of Fairview Heights, Illinois is seeking a Developer to construct a Mixed Use Commercial/Residential Transit Oriented Development (TOD) adjacent to the existing Fairview Heights MetroLink station.



July 1, 2015

## Request for Proposals

Developer for Mixed Use Commercial/Residential Transit Oriented Development  
Fairview Heights, IL

I. RFP Objective

The City of Fairview Heights, Illinois<sup>1</sup> is seeking a Developer to construct a Mixed Use Commercial/Residential Transit Oriented Development (TOD) adjacent to the existing Fairview Heights MetroLink station.

The Fairview Heights station is one (1) of thirty-seven (37) stations on the MetroLink system in the Greater St. Louis Metropolitan area with a portion of the system being in operation since 1995. At present the system contains some 46 miles of track. Stations are located as far west in Missouri as Lambert International Airport and as far east in Illinois as Shiloh Scott Air Force Base.

At present the Fairview Heights station area is a "Park and Ride" facility only with no TOD related commercial or residential development on or adjacent to the station. MetroLink (Bi-State Development Agency) owns approximately eight (8) acres immediately adjacent to the Fairview Heights Station with other developable land within a ½ mile radius of the station being privately held. BSDA has conceptually agreed to work with the selected Developer in either a sale, lease, joint development scenario or other scenario, to be determined at a future date based on Developer's actual proposal, for all or part of the BSDA property with the condition that any existing parking spaces within the Park and Ride lot lost to development shall be replaced by the developer on a 1 to 1 basis. Within the eight (8) acres is a designated "area of artifacts" which all developers must address via preservation and/or incorporation of an active dig component into the overall mixed use development.

In July of 2013 Design Workshop in conjunction with East-West Gateway Council of Governments produced a Fairview Heights Station Area Plan which consists of four (4) phases envisioned to be built out over a twenty (20) year period. The station area plan is designed to be conceptual only and deviations from the plan, per se, by a developer are welcome.

The entire area of the Station Area Plan is within the Corporate Limits of Fairview Heights, a Home Rule City in the State of Illinois. A Tax Increment Finance District, covering all of the area within the Station Area Plan has recently been enacted. Further, the City has applied for Enterprise Zone status with the State of Illinois for the same area and hopes to be awarded

such Enterprise Zone Status in September 2015. Additionally Federal Tax Credits are possible.

<sup>1</sup> In conjunction with the Bi-State Development Agency, Federal Transportation Administration, and St. Clair County Transit.

A small portion (west of platform) of the Station Plan Area is within a Zone AE Floodway Area. Further, the Station Area is scheduled in September 2015 to be connected to the existing section of the MetroLink Trail with the completion of a segment westward from the Memorial Hospital Station.

Design features for the initial phase (Phase I) shall include:

1. Commercial (street level) neighborhood development i.e. pharmacy, cleaners, convenience store, grocery store, gas station.
2. Residential (2<sup>nd</sup>/3<sup>rd</sup> story) apartments/condominiums
3. Replacement parking for any lost Park and Ride spaces
4. Preservation and/or development of an active dig area for the "Designated Area of Artifacts to protect or display Indian civilization remains on a permanent basis.
5. Incorporation of a bike/walking trail within the proposed Mix Use Development to connect to the MetroLink trail
6. Outparcel Commercial/Residential development
7. Indicate acreage required by developer
8. Elderly housing is preferred, but not required

Developers are welcome to propose specific types of development for Phase II, III, and IV. Developer is only required to submit a Proposal for Phase I.

All interested developers shall be provided a Fairview Heights Station Developers Packet after receipt of a \$100.00 which is non-refundable.

Contained within the Developers Packet will be the following:

1. Fairview Heights Station Area Plan
2. TIF #4 Eligibility Study
3. TIF #4 Redevelopment Plan
4. Enterprise Zone application
5. Comprehensive Plan
6. Flood Insurance Rate Map

Ultimately, the City<sup>1</sup> envisions that a Public/Private Partnership will be entered into with the successful developer to construct Phase I and possibly Phase II, III, and IV of the project. From a Zoning perspective the City's Comprehensive Plan designates the area, Transit Oriented Mixed Use

Commercial and Residential, and any proposed development will be considered for approval, Zoning wise, through a PUD process.

The overall objective of the Station Area Plan is to stimulate economic development by addressing housing, community development, transit, employment and business growth within ½ mile of the existing Fairview Heights MetroLink Station.

Submittal Information

Developer is asked to explain their experience, knowledge, skills, and abilities in constructing a Mix Use Transit Oriented Development. All proposals received in response to this RFP shall be considered non-binding. All costs expended for submitting a proposal for this RFP will be incurred by the submitting developer.

RFP Schedule

<b>Date</b>	<b>Activity</b>
July 1, 2015	RFP Released
August 14, 2015	Deadline to submit questions for a pre-proposal conference call. All questions and requests for conference call detail should be submitted via email to <a href="mailto:malloy@cofh.org">malloy@cofh.org</a>
August 21, 2015	Pre-Proposal Conference Call
October 30, 2015	RFP responses due
November 6, 2015	Internal review of RFP responses
November 13, 2015	Notifications for interviews of top three (3) proposals
December 3 and 4, 2015	Interviews in Fairview Heights
December 18, 2015	Selection of Developer
January 2, 2016	Negotiations begin with selected Developer
March 5th , 2016	Negotiations completed
March 2017	Anticipated Phase I construction begins

RFP proposals should be clearly marked Developers Proposal Fairview Heights Station Area Plan on the outside mailing envelope and be mailed or hand-delivered to:

**City of Fairview Heights**  
**Attention: Mike Malloy, Director of Economic Development**  
**10025 Bunkum Road**

## **Fairview Heights, IL 62208**

All proposals become the property of the City of Fairview Heights, and will not be returned. Developers should submit an original (marked), one digital version, and five (5) copies, signed by the business signature authority. The Developer is responsible for obtaining necessary authorization for all such use of the documents and information, and for assuring that such copying and use is in conformance with laws related to trademarks and copyrights. Any documents of information for which the Developer has not obtained such authorization, or for which such copying and use is not authorized, shall not be submitted. The undersigned Developer agrees to indemnify, defend, and hold the City of Fairview Heights, its officials, and employees harmless from any claims of any nature, including claims arising from trademark or copyright laws, related to use of information and documents submitted with the proposal.

### **Format and Content:**

1. Title sheet with the legal name and address of company
2. Executive Summary
3. Company History and Staffing
4. Mixed Use Transit Oriented Development Experience
5. Proposal Components
6. Estimated Total Project Cost by Phase
7. References

To be considered complete, proposals must provide a complete response to the information requested below:

### **Company History & Staffing:**

1. Provide a narrative history of your company that includes the Developers approach to the project.
2. Provide the size of your company.
3. Provide information on the number of years that your company has been in business along with your physical location and legal structure.
4. Provide an organizational chart for your company that includes names and responsibilities of key personnel participating in the project. Clearly specify which personnel will work on various aspects of the project, including the project principal and project manager.
5. Provide financial statements for the last three years.
6. Provide a copy of your organizations' Certificate of Insurance and coverage amount carried for Developer services, including the insurance company contact information.
7. Present resumes of all key personnel. Include names and addresses of all firms involved in the project with related projects on which each firm has

performed comparable work during the last five years. For subcontractors, provide the reasons for subcontracting, relevant personnel and resumes.

**Mixed Use Transit Oriented Development Experience:**

1. Provide a comprehensive description of your Mixed Use Transit Oriented experiences. Specifically, note the size and timelines associated with each project.
2. Describe your previous experience with Mixed Use Transit Oriented projects
3. Provide examples of two (2) presentations to Public Boards, Commissions, and/or City Council/County Administrators for other Mixed Use Transit Oriented Projects.

**Proposal Components:**

- Outline proposed activities of Developer for the four(4) following phases;
  - 1.Preliminary Design and Engineering
  - 2.Preparation of Engineering Drawings and Construction Documents
  - 3.Construction
  - 4.Construction Management

**Estimated Total Project Cost By Phase:**

1. Provide detailed costs for the construction of each phase (Phase I required) this project (level of effort, cost by tasks and cost summary). Include a project timeline and estimated dates of completion for each phase.

**References:**

1. Provide a total of five professional references of which two (2) should relate to construction of a Mixed Use Transit Oriented Development project. Reference detail should include:
  - Name of organization
  - Name of project(s)
  - Project timeframe, start and end date
  - Contact information (Name, Title, Phone Number, Mail and Email addresses)
  - Brief description of work activities associated with project.

**General Terms and Conditions:**

1. **QUALIFICATIONS OF OFFERORS:** City of Fairview Heights may make such reasonable investigations as deemed proper and necessary to determine the ability of the Developer to perform the services and Developer shall furnish to the City of Fairview Heights all such information and data for this purpose as may be requested. City of Fairview Heights further reserves the right to reject

any proposal if the evidence submitted by, or investigations of, such offeror fails to satisfy City of Fairview Heights that such Developer is properly qualified to carry out the obligations of the contract and to provide the services contemplated therein.

2. **AUTHORIZATION TO CONDUCT BUSINESS IN THE STATE OF ILLINIOS:**

A Developer organized as a stock or nonstick corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership shall be authorized to transact business in the State of Illinois as a domestic or foreign business entity as required by law. Any business entity described above that enters into a contract with City of Fairview Heights, shall not allow its existence to lapse or its certificate of authority or registration to transact business in the State of Illinois, if so required, under by law, to be revoked or cancelled at any time during the term of the contract. City of Fairview Heights may void any contract with a Developer cancelled at any time during the term of the contract. City of Fairview Heights may void any contract with a Developer fails to remain in compliance with the provisions of this section.



# Aerial of Metrolink station area

Phase 1

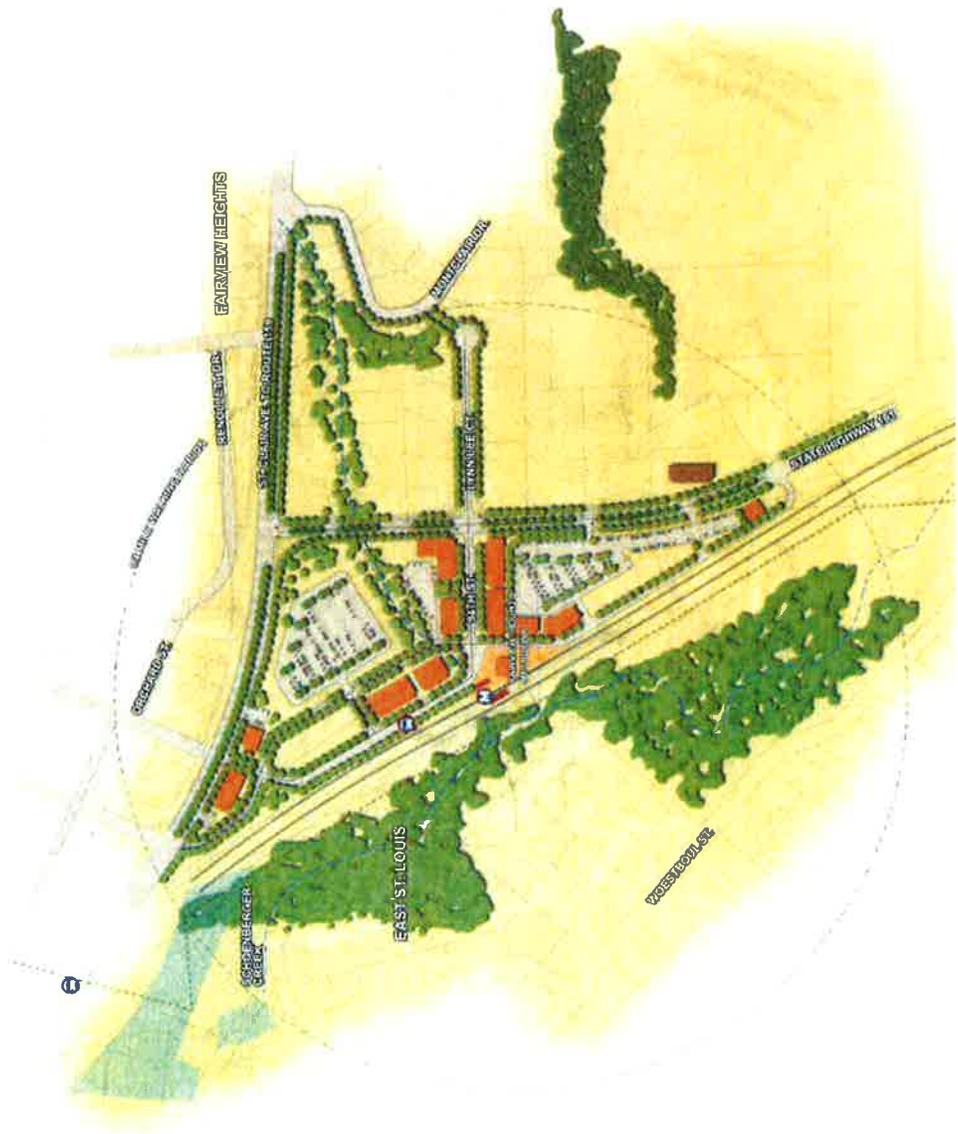
Phasing at the Fairview Heights station has been considered in four segments. Phase 1 formalizes the entrance into the station area on 94th Street by creating definition with new development fronting both sides of the street. This axis is important in highlighting the visual and physical connection to the station platform. The new development will provide services for transit riders, local commuters, and future station area users. This phase of development maintains all existing surface parking

Phase 1 is more likely to contain convenience retail uses, initially, including sundries, dry cleaners, a bank, and the like, along with perhaps a very small residential or office component. Phase 1 may encompass the first five years, or up to the first ten years of initial development activity. During this phase, all land uses to the east of Route 161 would likely remain in their current configuration. Phase 1 represents a degree of development that ties fairly closely with the conclusions of the market study. Phases 2 through 4 primarily represent either a long term "vision" for additional growth in the Fairview Heights area, or the repositioning of existing square footage of space into new or different buildings over time.



Phase 2

Phase 2 begins to expand development around the station platform. This new development may include a mixture of residential, office, and retail uses. A few buildings may develop along St. Clair Avenue, to the north, to serve commuters. Commuter lots are maintained through Phase 2, providing parking in the northern portion of the Metro owned property and to the south

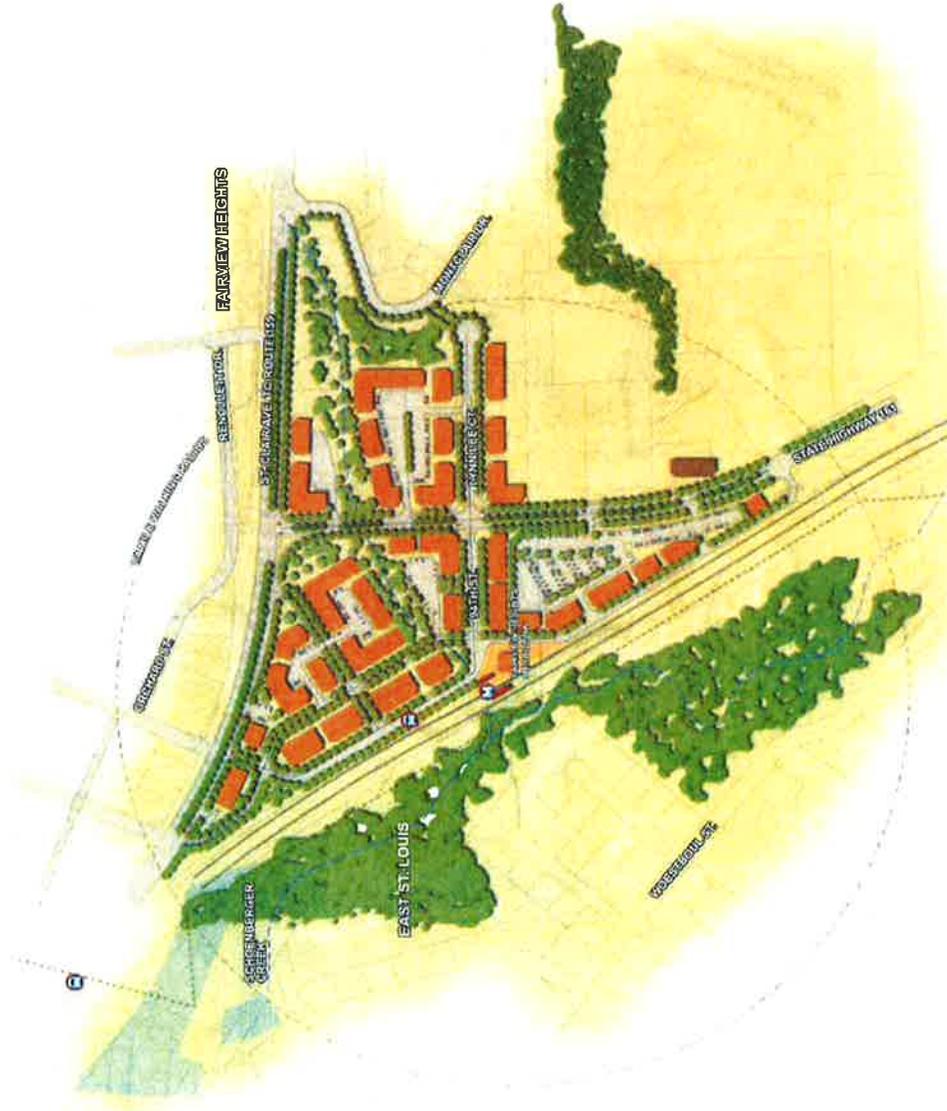


STATION | FAIRVIEW HEIGHTS (FAIRVIEW HEIGHTS/CITY OF EAST ST. LOUIS) | PHASE 2

DESIGNWORKSHOP

### Phase 3

In Phase 3, most of the remaining Metro owned land around the station area develops as a mixture of residential, retail, and office uses. Developers may need to construct surface parking lots within the new projects in order to serve the new development as well as provide for parking for MetroLink riders. In Phase 3, development would spread to the east of Route 161, as well. Lynn Lee Court would serve as an eastern extension of the "Main Street" along 94th Street and may include a greater emphasis on retail uses. Buildings located to the east of Route 161, between St. Clair Avenue and Lynn Lee Court, may more logically develop as business park or office uses.



STATION | FAIRVIEW HEIGHTS/CITY OF EAST ST. LOUIS | PHASE 3

**DESIGNWORKSHOP**

## Phase 4

Phase 4 envisions the eventual development of the French Village Industrial Park area, to the south and east of Route 161, as a business park area. The plan anticipates the road network for the French Village area logically connecting up with the road network for the Fairview Heights station area in order to encourage greater use of the light rail line by business park users.



STATION | FAIRVIEW HEIGHTS (FAIRVIEW HEIGHTS/CITY OF EAST ST. LOUIS) | PHASE 4

**DESIGNWORKSHOP**

**WEST TIF #4**  
Redevelopment Project Area  
Tax Increment Financing (TIF)

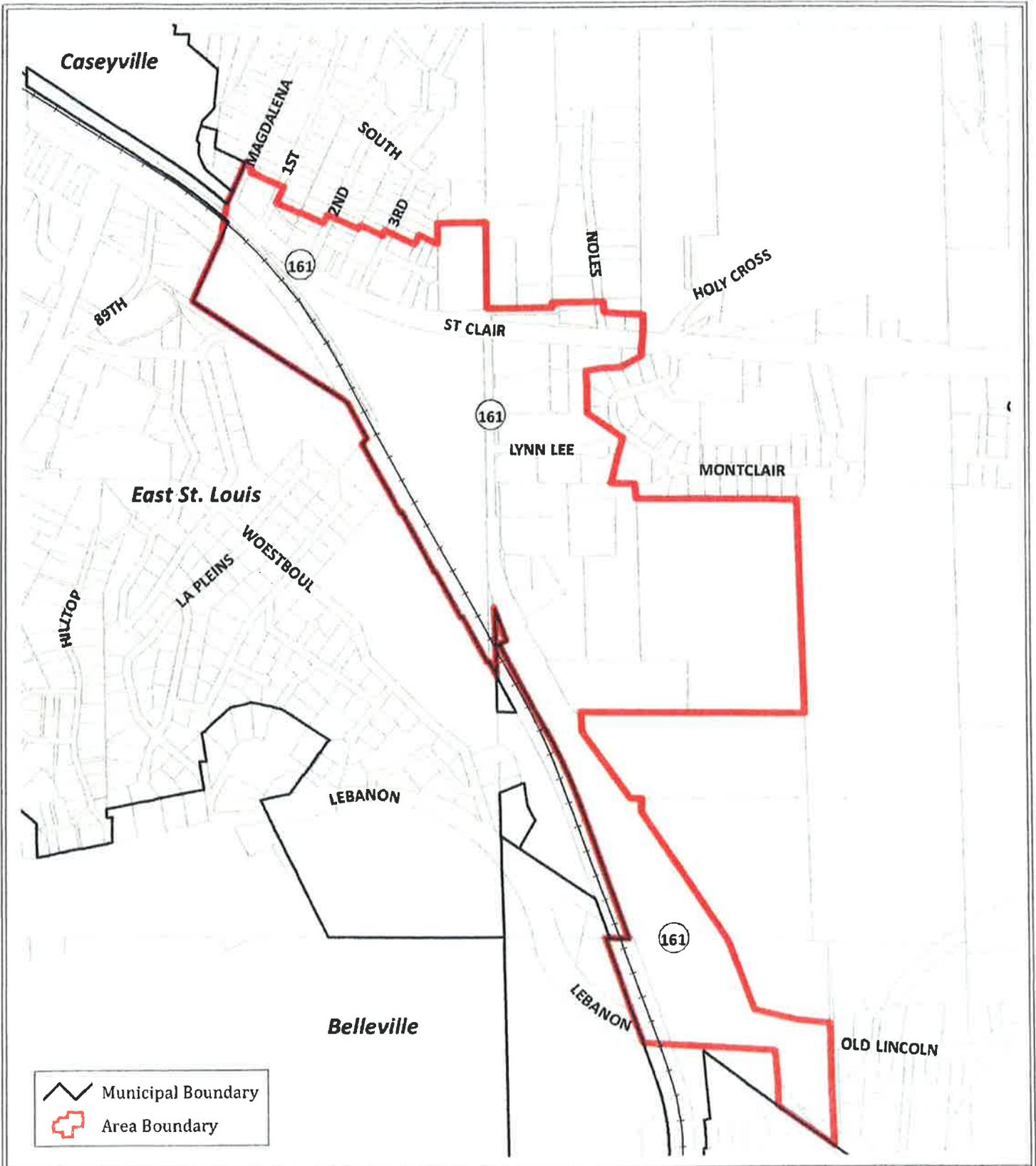
**ELIGIBILITY STUDY**

City of Fairview Heights, Illinois

October 7, 2014

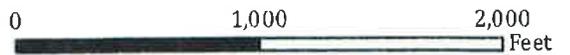


Economic Development Resources  
St. Louis, Missouri



Fairview Heights West TIF #4  
 Tax Increment Financing Eligibility Study  
 City of Fairview Heights, Illinois

**EDR**  
 Economic Development Resources



## EXHIBIT A Boundary Map

**WEST TIF #4**  
Redevelopment Project Area  
Tax Increment Financing (TIF)

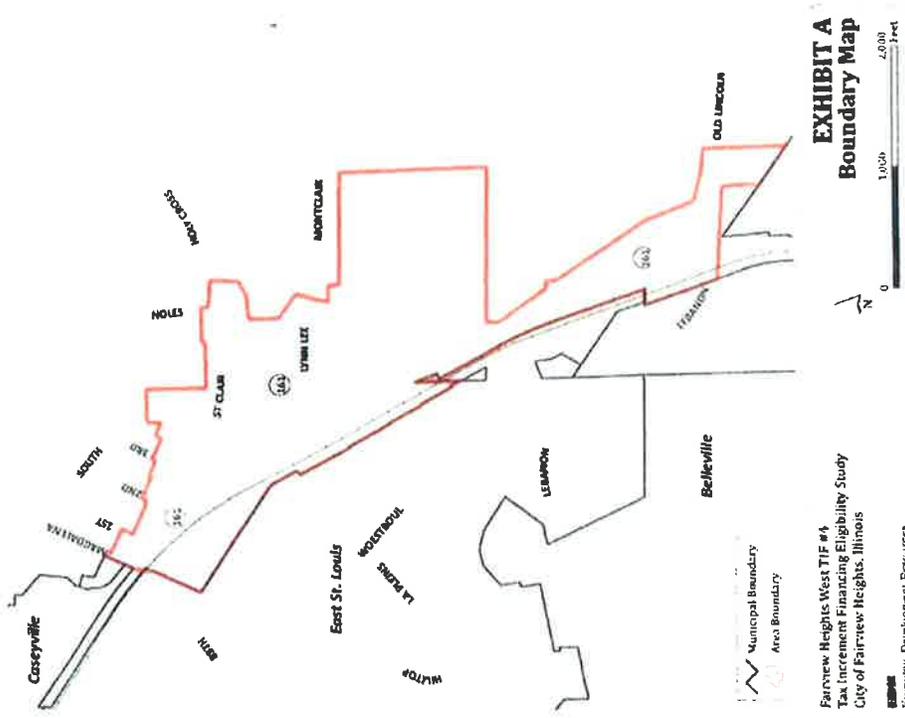
**REDEVELOPMENT PLAN**

City of Fairview Heights, Illinois

November 25, 2014



Economic Development Resources  
St. Louis, Missouri



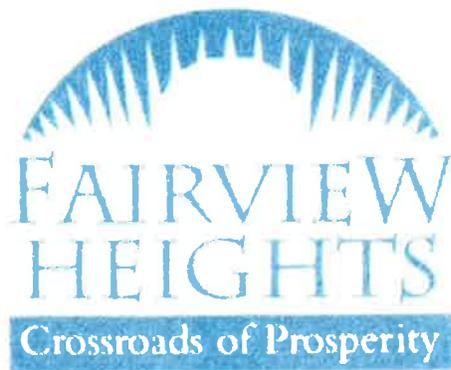
**EXHIBIT A**  
**Boundary Map**

Fairview Heights West TIF #A  
Tax Increment Financing Eligibility Study  
City of Fairview Heights, Illinois  
Source: Development Resources

# TIF #4

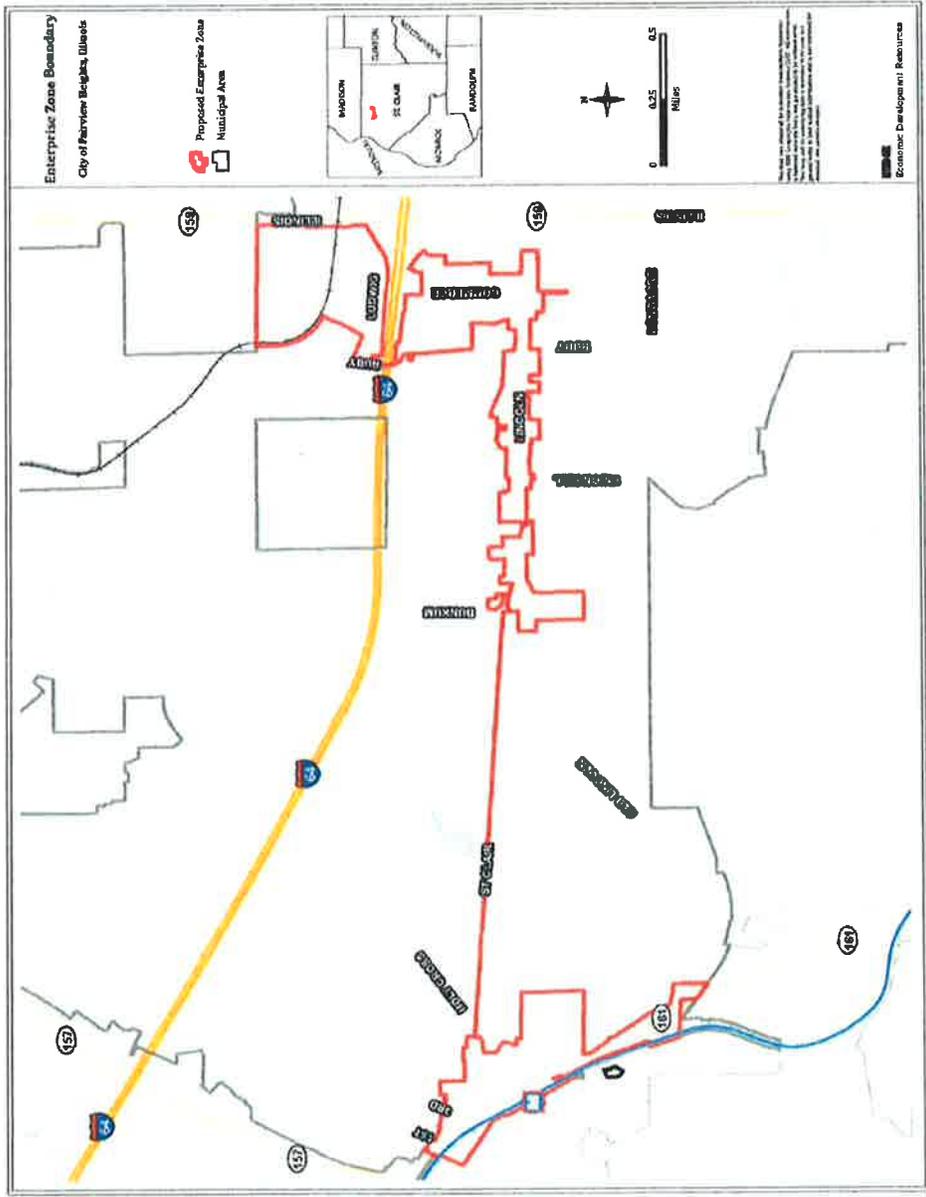
**PROPOSED FAIRVIEW HEIGHTS  
ENTERPRISE ZONE**

**ILLINOIS ENTERPRISE ZONE PROGRAM  
APPLICATION FOR NEW DESIGNATION**



*City of Fairview Heights, Illinois*

December, 2014



# Proposed Enterprise Zone

Anticipated approval September, 2015



## CITY OF FAIRVIEW HEIGHTS

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

December 17, 2014

Illinois Department of Commerce and Economic Opportunity  
c/o Ms. Kendalynn Jackson, Enterprise Zone Manager  
Enterprise Zone Program  
500 East Monroe, Fourth Floor  
Springfield, Illinois 62701

Re: Proposed Fairview Heights Enterprise Zone

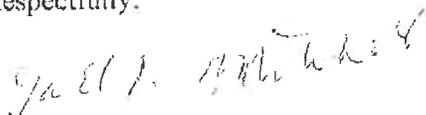
Dear Ms. Jackson:

The City of Fairview Heights is pleased to provide you with the enclosed Application for New Designation for the proposed Fairview Heights Enterprise Zone.

Economic growth and revitalization requires the continuous and cooperative partnership of the public and private sectors to create environments which are conducive to investment, production and employment. The City of Fairview Heights is applying to designate its first Enterprise Zone in order to stimulate commercial and industrial growth, and retention, within specific areas of our community. The City wishes to target its resources to specific portions of the community in order to maximize local economic development activities. The area of the proposed Enterprise Zone has been identified due to its prominent positioning in the City, its demonstrated lack of growth, and the City's recognition of where Enterprise Zone benefit is especially needed to foster economic development and redevelopment.

If you have any questions or comments concerning the City's Application, or if you require any additional information, please call me at (618) 489-2000.

Respectfully,

  
Gail D. Mitchell, Mayor  
City of Fairview Heights

cc: Rep. Jay C. Hoffman  
Sen. James F. Clayborne, Jr



December 2012 Draft for Discussion - prepared by Houseal Lavigne Associates with assistance from Hanson Professional Services  
**City of Fairview Heights - 2012 Comprehensive Plan**

# Current Zoning

## City of Fairview Heights

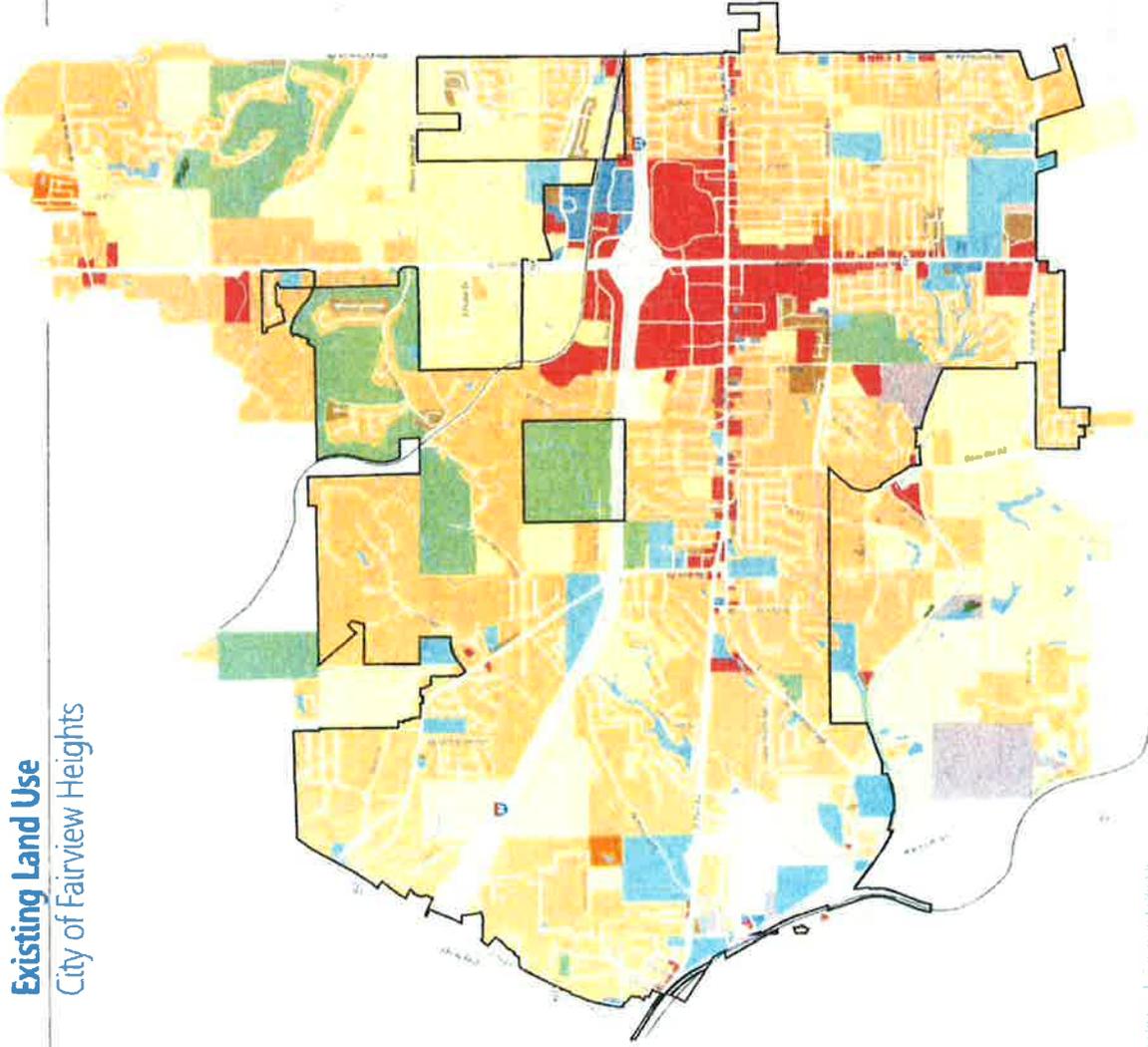
### Zoning Legend

- R-1 One-Family Dwelling
- R-2 One-Family Dwelling
- R-3 One-Family Dwelling
- R-4 One-Family Dwelling
- R-5 One-Family Dwelling
- R-6 One-Family Dwelling
- R-7 One-Family Dwelling
- R-8 One-Family Dwelling
- R-9 One-Family Dwelling
- R-10 One-Family Dwelling
- R-11 One-Family Dwelling
- R-12 One-Family Dwelling
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- R-14 One-Family Dwelling
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- R-96 One-Family Dwelling
- R-97 One-Family Dwelling
- R-98 One-Family Dwelling
- R-99 One-Family Dwelling
- R-100 One-Family Dwelling

District	Min. Lot Area (sq. ft.)	Max. Height (ft.)	DRR
<b>Residential Districts</b>			
R-1 Residential	20,000	35'	0.5
R-2 Residential	15,000	35'	0.5
R-3 Residential	10,000	35'	0.5
R-4 Residential	8,000	35'	0.5
R-5 Residential	6,000	35'	0.5
R-6 Residential	6,000	35'	0.5
R-7 Residential	10,000	45'	1.0
R-8 Residential	Not Specified		
R-9 Residential			
R-10 Residential			
R-11 Residential			
R-12 Residential			
R-13 Residential			
R-14 Residential			
R-15 Residential			
R-16 Residential			
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R-93 Residential			
R-94 Residential			
R-95 Residential			
R-96 Residential			
R-97 Residential			
R-98 Residential			
R-99 Residential			
R-100 Residential			
<b>Commercial Districts</b>			
C-1 Commercial	10,000	25'	0.5
C-2 Commercial	20,000	35'	1.0
C-3 Commercial	40,000	35'	1.0
C-4 Commercial	30,000	45'	2.0
C-5 Commercial	Not Specified		
C-6 Commercial			
C-7 Commercial			
C-8 Commercial			
C-9 Commercial			
C-10 Commercial			
C-11 Commercial			
C-12 Commercial			
C-13 Commercial			
C-14 Commercial			
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C-40 Commercial			
C-41 Commercial			
C-42 Commercial			
C-43 Commercial			
C-44 Commercial			
C-45 Commercial			
C-46 Commercial			
C-47 Commercial			
C-48 Commercial			
C-49 Commercial			
C-50 Commercial			
<b>Industrial Districts</b>			
I-1 Industrial	20,000	45'	1.0
I-2 Industrial			
I-3 Industrial			
I-4 Industrial			
I-5 Industrial			
I-6 Industrial			
I-7 Industrial			
I-8 Industrial			
I-9 Industrial			
I-10 Industrial			
I-11 Industrial			
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I-19 Industrial			

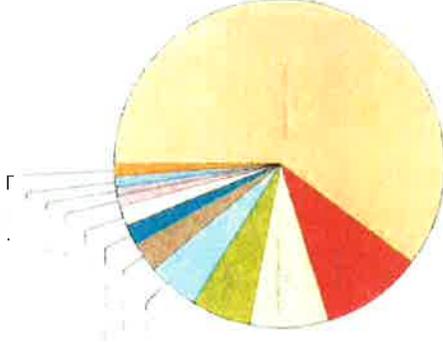
## Existing Land Use

### City of Fairview Heights



## Existing Land Use

It is important to have a firm understanding of what the current land use patterns are as they will have a significant influence on the city's future growth and development. The following table highlights the existing land uses within the City of Fairview Heights.



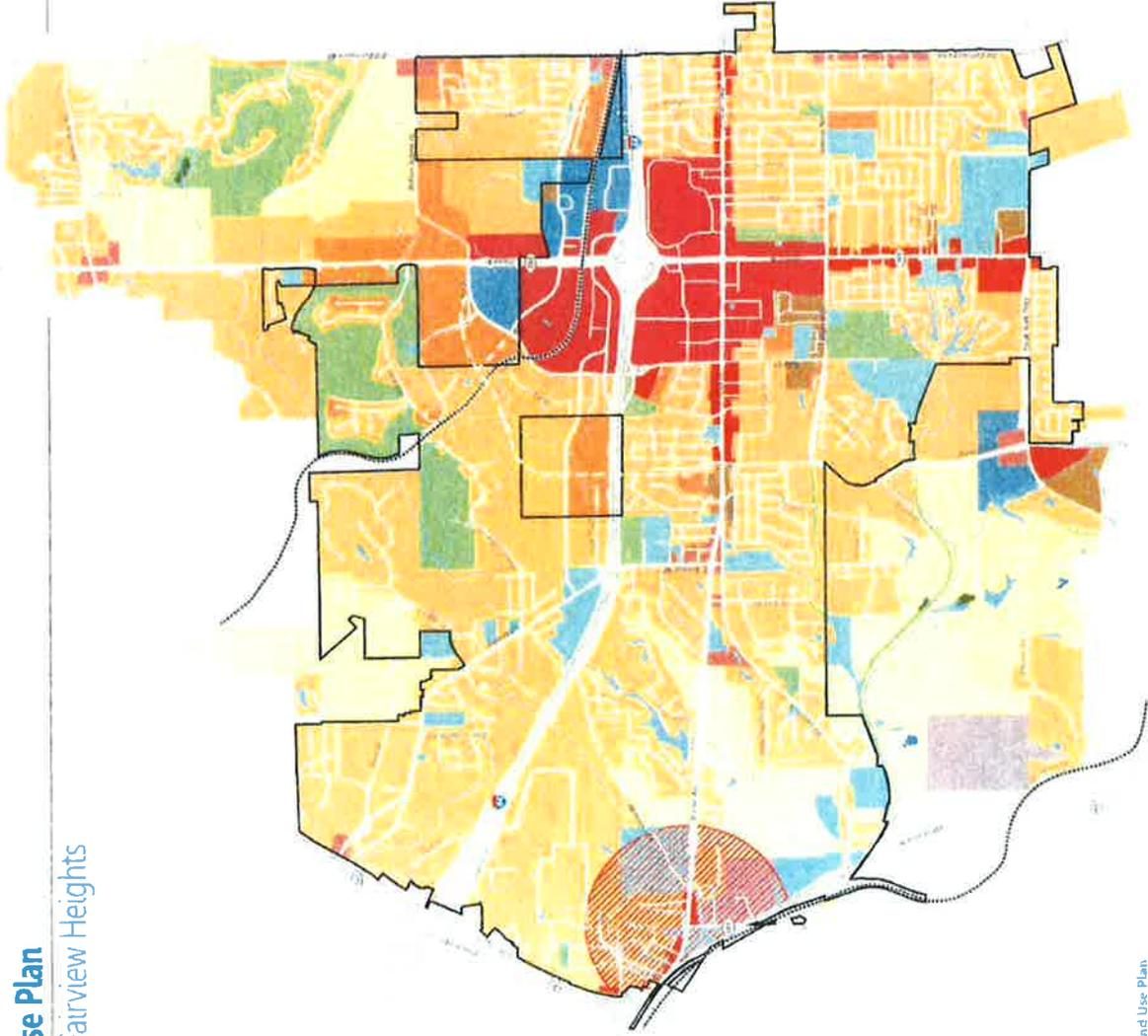
This land use consists of agricultural areas and undeveloped or otherwise underutilized areas that are likely to experience development or reinvestment over the life of the Comprehensive Plan. Agricultural and/or undeveloped areas occupy approximately eight percent of the area within the city limits and are primarily scattered throughout the western portion of the community. There are also several large agricultural areas located to the north and northeast of the city in Caseyville, St. Clair and Canteen Townships, the most significant of which is located north of I-64, to the east of the I-159 corridor. The city's most recent residential development has occurred in this area and it is anticipated that much of the agricultural land to the northeast of the city will be developed. A large area of undeveloped land is located to the southwest in unincorporated St. Clair County.

### Land Use Legend

- Agriculture/Undeveloped
- Single-Family Residential
- Multi-Family Residential
- Mobile Home/Recreational Vehicle
- Commercial Retail & Service
- Office
- Industrial
- Public/Semi-Public
- Parks & Open Space
- Utilities

# Land Use Plan

## City of Fairview Heights



### Land Use Legend

-  **Single Family Residential** areas should consist primarily of single family detached homes.
-  **Single Family Attached Residential** areas should provide a range of attached building types such as duplexes, townhomes and rowhouses.
-  **Multi-Family Residential** areas should consist of condominiums, apartments, and senior housing developments and should be predominantly owner-occupied.
-  **Countryside/Estate Residential** areas are intended to preserve the rural character and natural setting of Fairview Heights' growth areas and undeveloped natural areas.
-  **The Regional Commercial** designation is an intense commercial land use consisting of larger commercial properties along the City's major roadways, near the interstate. St. Clair Square is the primary anchor of regional commercial area.
-  **Corridor Commercial** areas comprise linear retail areas along primary roadways and serve the needs of the larger Fairview Heights community as well as passing motorists.
-  **Neighborhood Commercial** areas are intended to provide daily goods and services conveniently to local residential neighborhoods and should be of smaller scale and intensity.
-  **The Office Park** designation includes areas dedicated to office uses incorporated into a "campus like" setting.
-  **Light Industrial/Business Park** areas accommodate a range of light industrial, commercial service, and more intense business uses that are not compatible with residential uses.
-  **Public and Semi-Public** uses include public facilities and infrastructure. This designation consists of a number of existing government and institutional facilities including City Hall, police and fire stations, schools, libraries, and larger religious institutions.
-  **The Park and Open Space** land use designation includes public and private open space including city parks and golf courses.
-  **Mixed-Use Development** should be encouraged in the areas within 1/2 mile of the Metrolink station.
-  **Current Municipal Limits**
-  **Water/Wetlands**



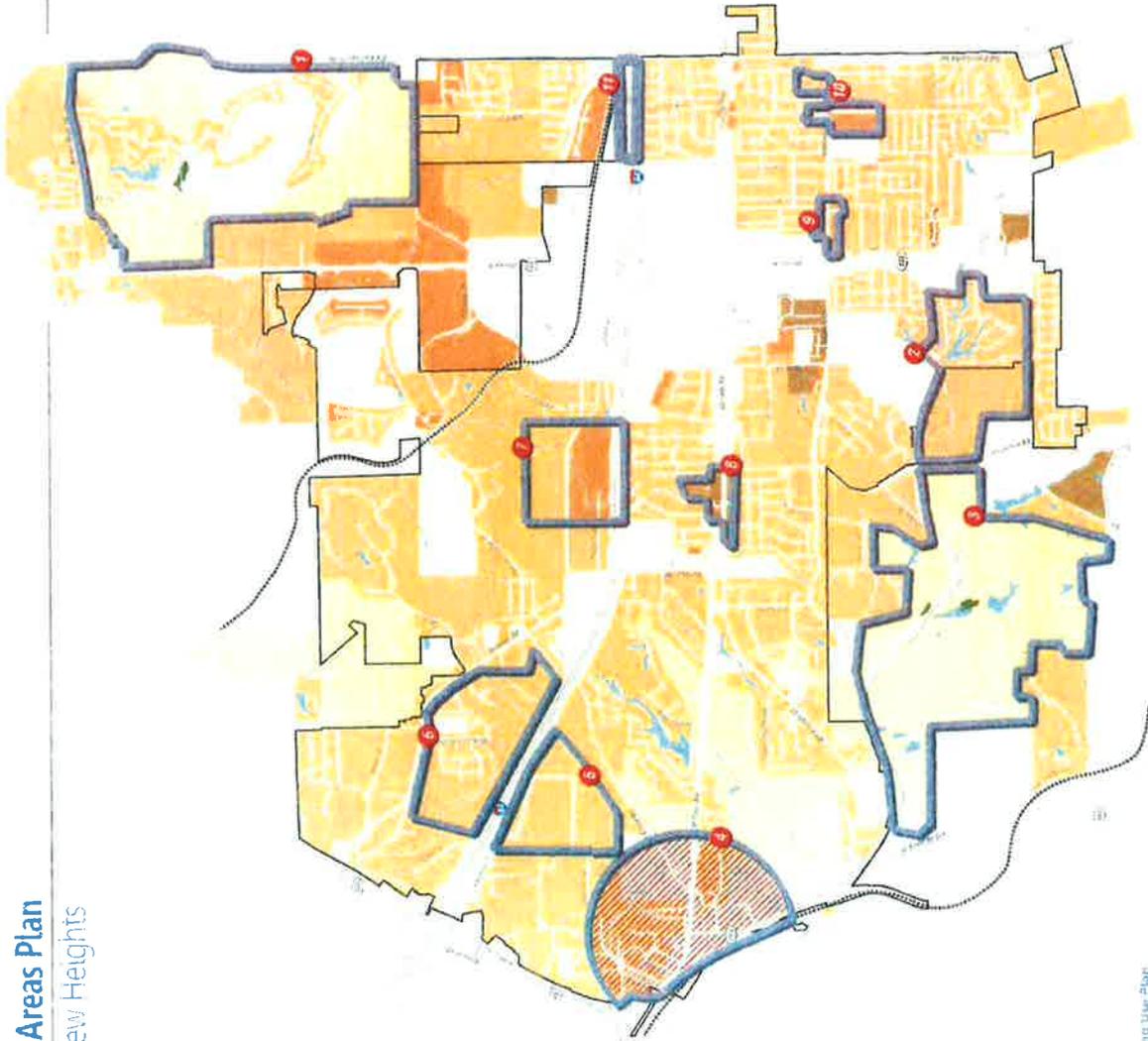
# Residential Areas Plan

## City of Fairview Heights

### Residential Areas Legend

-  Single Family Detached Residential
-  Single Family Attached Residential
-  Multi-Family Residential
-  Conservation/Open Space Residential
-  Mixed Use Development

1. Areas adjacent to the Fox Oaks subdivision should be developed as estate residential areas that mirror the lot dimensions of adjacent development and incorporate wooded areas and detached parking lots as appropriate.
2. Single family development in this area should complement the scale and character of neighborhoods to the east and landscaped berms should be used to buffer this area from adjacent mid-rise, multi-family development.
3. This area has varied topography that limits development potential and executive wooded areas that should be preserved and incorporated into conservation/open space residential neighborhoods where possible.
4. Mixed use development should be encouraged in the area surrounding the MacLink Station including multi-family, residential.
5. Agricultural areas adjacent to the French Village neighborhood should be developed with single family residential uses and accessed via an extended Koenig Drive and Puffball Road.
6. Completion of partially developed single family subdivisions and the extension of basic services to these areas should be a priority.
7. Access to this area will be enhanced by I-55 access improvements in the west of I-55 and, as future development occurs, single family attached development should be used to buffer single family detached residences from I-55.
8. A mix of single family detached and multi-family development should be encouraged along this portion of Lincoln Highway so as to increase the corridor residential population and concentrate commercial development further east.
9. Mobile home sites in this area should be replaced over time with townhomes/rowhomes. Development that improves the character of the neighborhood while improving adjacent single family residences from commercial areas along I-55 is a priority.
10. These areas are currently agricultural uses or other undeveloped and recent high density multi-family development sites for a mix of single family detached and attached residences as well as industrial park land.
11. Mobile home sites in this area should be replaced over time with industrial employment uses that better leverage the area's location along I-55 and proximity to regional commercial areas.



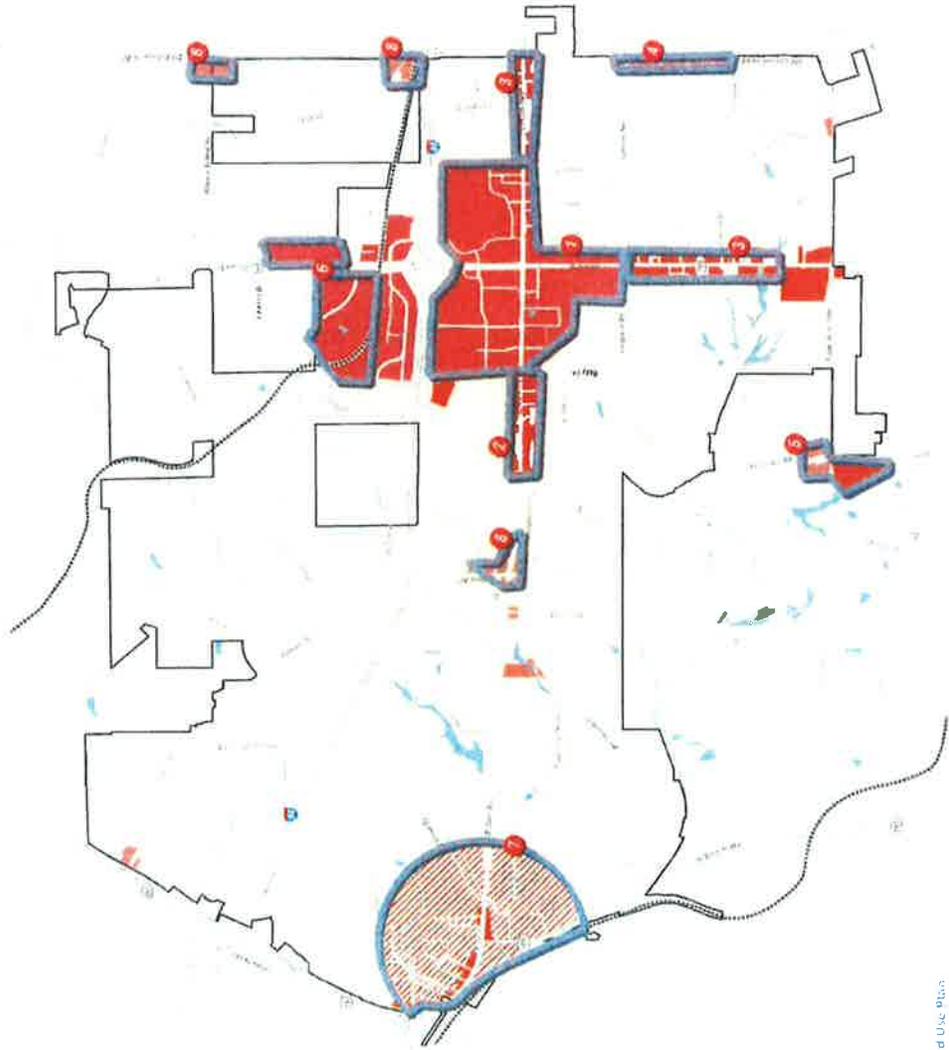
# Commercial Areas Plan

## City of Fairview Heights

### Commercial Areas Legend

- Regional Commercial
- Corridor Commercial
- Neighborhood Commercial
- Mixed Use Development

- 1 The St. Clair Square Mall and I-155 interchange area will continue to be well suited for regional commercial uses. The location of a new transit access point at I-64 will make the area even more accessible to the larger Metro East region, creating the potential for new development and facilitating reinvestment in the areas existing retail centers.
- 2 The City should continue to its efforts to revitalize the Linolia Highway corridor. While areas near the I-70 and I-55 intersection should continue to have a commercial focus, other types of development such as mixed-use residential and multi-family residential should be encouraged for areas to the west of Union Hill Road. Site planning, design and development should establish a strong pedestrian focus throughout the corridor.
- 3 The commercial corridors approaching the St. Clair Square mall area should complement, and compete with nearby regional commercial areas by providing more neighborhood-oriented retailers and service providers.
- 4 Old Collinsville Road is a key north-south route along the City's eastern edge with high traffic counts. However, shallow lot depths and proximity to residential neighborhoods make this corridor better suited for neighborhood level commercial.
- 5 The opportunity exists for a commercial node to be established along the Franklin Street Parkway at Union Hill Road. This undeveloped area should provide goods and services to the established neighborhood to the south, view shed, retail areas surrounding the intersection, and visitors passing along the parkway.
- 6 The area should develop as a more vibrant commercial node promoting business and uses which can capitalize on improved access to I-64 and complement existing regional commercial uses to the south. The mix of existing necessary infrastructure, topography and building form and substance issues should be considered.
- 7 The opportunity exists for commercial nodes to be established at the intersection of St. Clair Avenue (Linolia Highway) and I-70 at I-64. Thus, commercial nodes should provide convenient goods and services to Meridian users, passing motorists, and the French Village neighborhood to the north. Once a stable commercial node has begun to emerge, mixed use development should also be encouraged over the long term.
- 8 Neighborhood commercial nodes should be sited throughout the community's growth areas to provide close-to-home shopping for nearby residents.



# Industrial/Employment Areas Plan

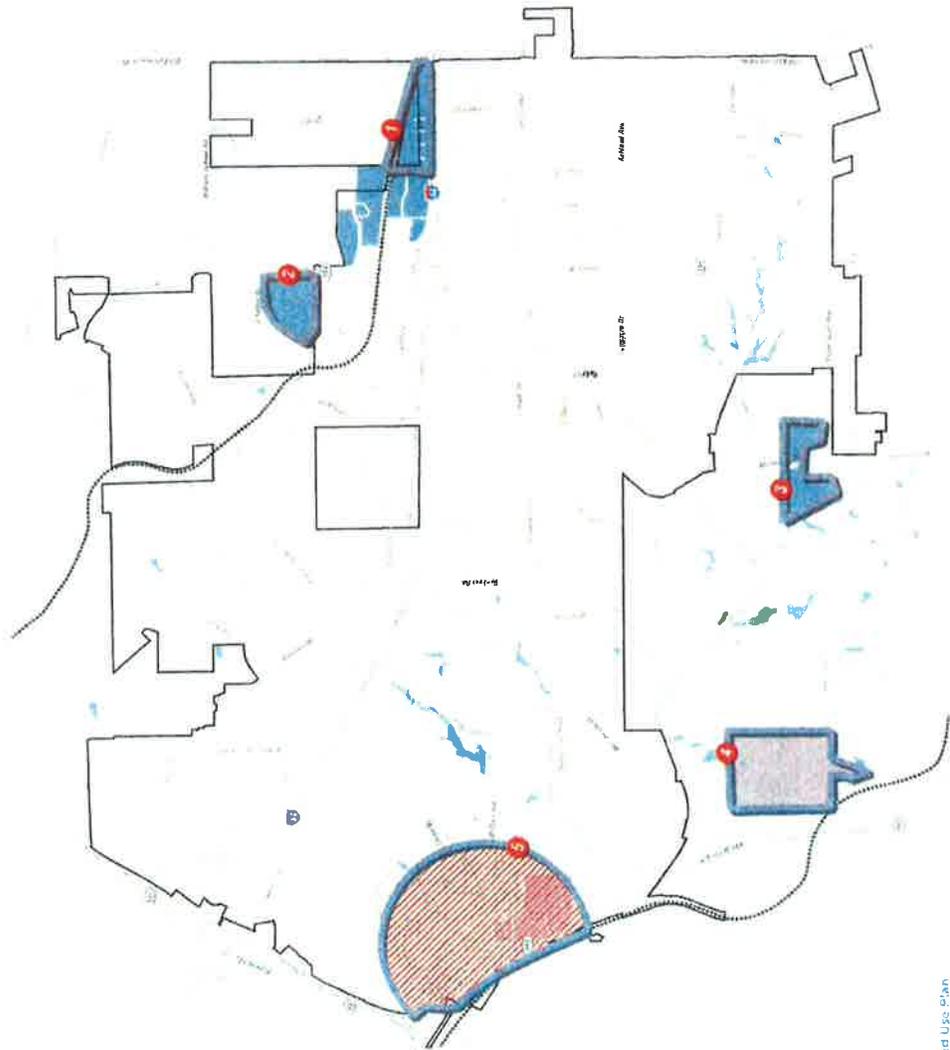
## City of Fairview Heights

### Industrial/Employment Areas Legend

-  Office Park
-  Light Industrial / Business Park
-  Mixed Use Development

Scale: 1" = 100'

- 1 Commercial development along I. Route 158, Interstate and railroad right-of-way isolate this area from other parts of the City. Building on the Fairview Heights Executive Park, this area can provide opportunities for health-care-related uses, destination retailers or auto-dealerships that could benefit from visibility/signage along I-64.
- 2 While it is removed from regional commercial areas to the south, improved access to I-64 from the west will make this area near O'Fallon Drive and I. Route 158 more attractive to office park uses. Health care related uses are also appropriate for this area. The City should work with utility service providers to ensure necessary infrastructure is in place to accommodate desired uses.
- 3 This portion of Park & South Parkway is an appropriate location for smaller scale office park uses with convenient access to both I. Route 158 and I. Route 64. Development should respect the wide road character of nearby residential development and buffer these areas from traffic along the Parkway.
- 4 Areas along the I. Route 161 corridor should accommodate large commercial service uses not desirable in commercial corridors, such as storage facilities, repair shops and service centers, and other businesses requiring outdoor storage such as lumber or landscape supply companies. Wooded areas should be retained where appropriate to isolate these uses from nearby residential neighborhoods and natural topography should be retained.
- 5 While employment-related development is likely occur over the long term, mixed use development should also be encouraged in the area surrounding the MetroLink Station.

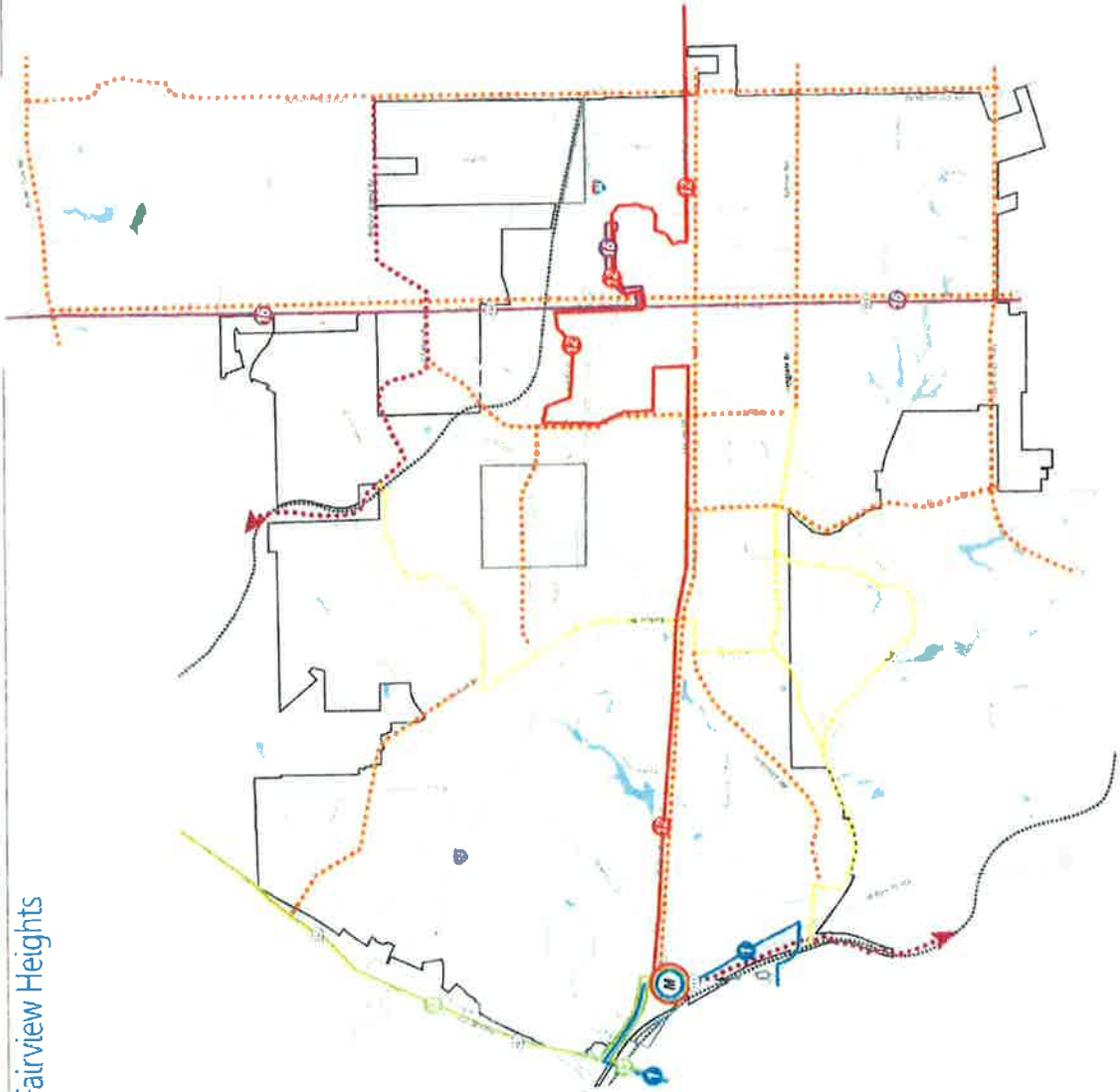


# Trails & Transit Plan

City of Fairview Heights

## Trails & Transit Legend

- MetroLink Station
- Bus Route #1
- Bus Route #12
- Bus Route #13
- Bus Route #1b
- Proposed Local Trail
- Proposed Regional Trail
- Proposed Bike Route



1 MILE

City of Fairview Heights  
Planning & Development Department  
2013



**RESOLUTION NO. \_\_\_\_\_ - 2015**

**A RESOLUTION AUTHORIZING THE CITY TO REQUEST PROPOSALS FROM DEVELOPERS FOR A MIXED USE COMMERCIAL/RESIDENTIAL FOUR PHASE PROJECT ADJACENT TO THE METROLINK STATION.**

WHEREAS, the City of Fairview Heights is attempting to redevelop the area adjacent to the City's MetroLink Station.

WHEREAS, the City has prepared a Request for Proposals to be sent to Developers.

WHEREAS, the Request for Proposals is proposed to be provided to Developers subsequent to the area's inclusion in a proposed TIF.

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

That the Request for Proposals be authorized for distribution to developers after the City's adoption of proposed TIF #4, attached hereto and made a part hereof and marked "EXHIBIT A".

PASSED:

APPROVED:

Recommended by Planning Committee

**RESOLUTION NO. \_\_\_\_\_-2015**

**A RESOLUTION AUTHORIZING THE CITY CLERK'S  
OFFICE TO PUBLICLY DISPLAY THE CITY'S  
APPLICATION FOR ENTERPRISE ZONE STATUS**

WHEREAS, the City of Fairview Heights applied to the State for the creation of an Enterprise Zone in December of 2014.

WHEREAS, the Enterprise Zone will include all of TIF #3 and all the geographic area within proposed TIF #4 and TIF #5.

WHEREAS, the Enterprise Zone application needs to be made available for public inspection and is attached hereto and made a part hereof and marked "EXHIBIT A".

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

That the Enterprise Zone application received by the State on December 30, 2014 be made available for public inspection in the City Clerk's Office, attached here to and made a part hereof and marked "EXHIBIT A".

PASSED:

APPROVED:

Recommended by Planning Committee