

Fairview council proceeds with retail redevelopment

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FAIRVIEW HEIGHTS — City Council members listened to a first and second reading for two large retail redevelopment projects during Tuesday night's meeting.

Members approved plans to redevelop the existing TGI Fridays restaurant at 6900 N. Illinois St. and an amended development plan for the Fairview City Centre, already under construction on the northwest corner of North Illinois Street at Lincoln Trail. The amendment provides for extra square footage and additional signage for the final tenant for the shopping center.

City economic development director Mike Malloy said the city is not disclosing the tenant. Already, Sports Authority and Office Max have opened new stores at the redevelopment and pre-existing tenant Petco remained in open during the redevelopment project.

Organic grocer Thyme Farmers Market is currently building a new store and plans to open later this year.

The existing building that houses the TGI Fridays restaurant and Ramada Inn are closed. Plans call for the building to be demolished and a new \$3 million, 8,800-

square-foot TGI Fridays to be built at that site. The new restaurant is anticipated to open before the end of the year. Space will remain on the site for construction of a new hotel.

Before the votes, O'Fallon attorney Terry Bruckert, representing TGI Fridays, and Dan Gibson, of Fairview City Centre owner Kimco Realty Corp., both asked council members that their respective projects be ready for a third reading by the next council meeting on June 17.

After the meeting, Malloy said these two redevelopments could lead to more new development in town.

"We're convinced in Fairview Heights that redevelopment is the name of the game," Malloy said. "These two are perfect examples. Fairview City Centre is the first large redevelopment project. It's basically taking a '70s shopping center and for all intents and purposes converting it into a new modern shopping center. The same goes for the TGI Fridays. We're all very hopeful that it leads to the construction of a new hotel adjacent to TGI Fridays. With these two redevelopment projects, we feel like we will have three or four more development projects because this is setting the trend."