A G E N D A
COMMUNITY COMMITTEE
Wednesday, March 20, 2019 – 7:00 p.m.
Council Chambers
Fairview Heights City Hall
10025 Bunkum Road

Public Participation
Approval of Minutes – February 20, 2019

Parks & Recreation
Alderman Frank Menn, Chairman

1. Director’s Report
2. The Rec Complex Update

Development
Alderman Bill Poletti, Chairman

1. Director’s Report
2. Sales Tax

Planning
Alderman Harry Zimmerman, Chairman

1. Director’s Report
2. Special Use Permit for 5151 N. Illinois (Grace Church)
3. Ordinance amendment to Chapter 3, Division II and Chapter 15, Building Code requiring electrical contractors to be registered
COMMUNITY COMMITTEE MINUTES
Wednesday, February 20, 2019 - 7:00 p.m.
City Council Chambers
10025 Bunkum Road, Fairview Heights, IL

Committee Members in attendance – Bill Poletti, Frank Menn, Harry Zimmerman, Pat Baeske, Brenda Wagner

Committee Members absent – Josh Frawley, Ryan Vickers, Pat Peck, Roger Lowry

Other Aldermen and Elected Official in attendance – none

Staff in attendance - Parks and Recreation Director Angela Beaston, City Clerk Karen Kauffhold, City Attorney Jim Gehrs

Recorder – Kelly Youngman

Public Participation - none

Approval of January 16, 2019 Minutes
Motion and second to approve said minutes were made by Committee Members Pat Baeske/Harry Zimmerman. Motion carried.

Development Committee
Alderman Bill Poletti, Chairman

Economic Development Director’s Report
Director Ellis was excused for medical purposes. Chairman Poletti stated that there are several properties that are currently in process for redevelopment and have had serious inquiries. MEBI continues to move forward scheduling a meeting with Rep. Jay Hoffman.

Planning Committee
Alderman Harry Zimmerman, Chairman

Land Use & Development Director’s Report
Director Riganti was excused due to illness. Chairman Zimmerman stated that legislation is in the process for redevelopment of the Property Maintenance Code. We are also in the process of preparing legislation requiring Electricians to be licensed in the City.

Parks & Recreation Committee
Alderman Frank Menn, Chairman

Parks and Recreation Director’s Report
Director Beaston presented the Director’s written report to Committee for review. There were no questions.
Recreation Complex
Director Beaston gave an update on the construction progress regarding the Recreation Complex. There was a discussion about having an open house for an opportunity to look at the new center and re-iteration that social media posts also help for progress updates. We are hoping to take possession of the building mid-March; with an intent to open to the public sometime in April. Director Beaston stated that a City wide mailing had just been done, and a secondary mailing to residents in close proximity to the City would be out soon.

Adjournment 7:30 p.m.

Submitted By:

_________________________________
Recorder
INTER OFFICE MEMO

TO: Elected Officials  
FROM: Angela Beaston, Director of Parks and Recreation  
DATE: March 18, 2019  
SUBJECT: Parks & Recreation Committee Agenda Overview

Director’s Report

The following is this month’s synopsis of the Parks and Recreation Department:

RECREATION DEPARTMENT:

Staff is currently organizing the itinerary for Camp Kodiak that will begin in June. The Recreation Department is currently conducting interviews for the part-time Athletic Coordinator that oversees the summer sports activities held throughout the year.

The Recreation Department is currently taking registration for the 2019 Men’s Golf League that is held at Stonewolf Golf Course. Last year we had an enrollment of 16 teams, we are striving to achieve that goal again this year.

Easter is quickly approaching and the children in Fairview Heights are getting excited about the upcoming Easter Egg Hunt which will be held at Everett Moody Park on Saturday, April 13th at 11:00 a.m. Again this year, we are happy to incorporate the Special Needs Egg Hunt for people of all ages that have a disability. The Special Needs Egg Hunt will begin at Noon on the Miracle League Field.

PARKS DEPARTMENT:

As a kick off to the baseball/softball season, we are currently replacing the dugouts and more seating in the grandstand area of the George Lanxon Field. These upgrades are made possible through a Grant received by St. Clair County Parks Grant Commission.
RECREATION COMPLEX:

Attached to this report is the weekly progress report from Holland Construction.

The REC has made huge strides this month. The City received the keys to the building last Friday, March 15th, the construction is currently in substantial completion, which means that it is not 100% complete at this time but the majority of the project is complete.

The Grand Opening – OPEN HOUSE- will be held on Saturday, May 4th and May 5th with the first actual day of business on May 6, 2019.

There will be a schedule of events for the Open House that will be posted at a later date, the items that are currently scheduled are as follows:

5K Run – 9:00 am

Ribbon Cutting & Open House 10:00 am – 2:00 pm on Saturday, May 4th

Open House – Saturday, May 5th from Noon – 3:00 pm

UPCOMING EVENTS:

COMMUNITY CLEAN UP – April 4th

EASTER EGG HUNT at Moody Park on April 13th at 11:00 a.m.

SPECIAL NEEDS EGG HUNT at Moody Park on April 13th at Noon

EMPLOYEE FITNEES DAY – May 15th

AGENDA REVIEW:

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

Agenda Item #2 – REC Complex Update:
## WEEKLY PROJECT UPDATE

**PROJECT:** Fairview Heights Recreation Center  
**ADDRESS:** 9950 Bunkum Road Fairview Heights, IL 62208  
**OWNER:** The City of Fairview Heights  
**DATE:** 2/8/2019  
**CONSTRUCTION COMPLETE:** 3/15/2019  
**SUBSTANTIAL COMPLETION:** 3/15/2019  
**TOTAL LOST DAYS:** 53

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**Site**  
No work completed this week.

**Building - Lower Level**  
- Continued painting walls and ceilings.
- Continued the natatorium curtain wall installation.
- Continued the electrical trim out.
- Continued the mechanical and plumbing trim out.
- Completed the fire suppression trim out.
- Completed the bathroom accessory installation.
- Continued the pool tile installation.
- Painted the gymnasium court markings and began sealing the floor.
- Began the mirror installation.
- Installed the lockers.
- Began the interior signage installation.

**Building - Upper Level**  
- Continued the mechanical and plumbing trim out.
- Completed the bathroom accessory installation.
- Continued painting walls and ceilings.
- Completed the clip n climb installation.
- Continued the rooftop unit screen wall installation.
- Continued the flooring installation.
- Began the interior signage installation.

### WORK PROJECTED NEXT WEEK

**Site**  
- Continue the landscape installation.
- Begin the monument sign masonry base.

**Building - Lower Level**  
- Continue the electrical trim out.
- Continue the mechanical and plumbing trim out.
- Continue painting walls and ceilings.
- Continue the natatorium curtain wall installation.
- Complete the gymnasium floor sealing process.
- Continue the pool tile installation.

**Building - Upper Level**  
- Continue the electrical trim out.
- Continue painting walls and ceilings.
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<tr>
<td>Continue the plumbing and mechanical trim out.</td>
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<td>Continue the rooftop unit screen wall installation.</td>
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<tr>
<td>Continue the flooring installation.</td>
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<tr>
<td>Begin the rubber sports floor installation.</td>
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### CONCERNS/DELAYS

All landscape activities were delayed this week due to weather and site conditions.
Group Fitness Room

Gymnasium
Natatorium

Cardio Fitness/Free Weights
**WEEKLY PROJECT UPDATE**

**PROJECT:** Fairview Heights Recreation Center  
**CONSTRUCTION COMPLETE:** 3/15/2019  
**ADDRESS:** 9950 Bunkum Road Fairview Heights, IL 62208  
**SUBSTANTIAL COMPLETION:** 3/15/2019  
**OWNER:** The City of Fairview Heights  
**TOTAL LOST DAYS:** 54  
**DATE:** 2/15/2019

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**Site**  
Began installing drip irrigation at islands.

**Building - Lower Level**  
Continued painting walls and ceilings.
Continued the natatorium curtain wall installation.
Continued the electrical trim out.
Continued the mechanical and plumbing trim out.
Continued the pool tile installation.
Began the pool deck trench drain installation.
Complete the gymnasium floor seal coats and installed the perimeter base.
Completed the mirror installation at the group fitness rooms.
Completed the interior signage installation.
Began the rubber sports floor installation.
Completed the flooring installation.

**Building - Upper Level**  
Continued the mechanical and plumbing trim out.
Continued the electrical trim out.
Continued painting walls and ceilings.
Completed the rooftop unit screen wall installation.
Continued the flooring installation.
Began the rubber sports floor installation.
Completed the interior signage installation.

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**CONCERNS/DELAYS**

- Lost one day of site work this week due to snow.
- All site activities are weather dependent.
Group Fitness

Front Entrance
WEEKLY PROJECT UPDATE

PROJECT: Fairview Heights Recreation Center
ADDRESS: 9950 Bunkum Road Fairview Heights, IL 62208
OWNER: The City of Fairview Heights
DATE: 2/22/2019

CONSTRUCTION COMPLETE: 3/15/2019
SUBSTANTIAL COMPLETION: 3/15/2019
TOTAL LOST DAYS: 55

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Site
- Completed the island irrigation installation.
- Laid up the monument sign base.

Building - Lower Level
- Continued painting walls and ceilings.
- Began the natatorium glass installation.
- Continued the electrical trim out.
- Completed the mechanical and plumbing trim out.
- Completed the pool tile installation.
- Completed the pool deck trench drain installation.
- Continued the rubber sports floor installation.
- Poured the concrete pool deck.

Building - Upper Level
- Completed the mechanical and plumbing trim out.
- Continued the electrical trim out.
- Continued painting walls and ceilings.
- Completed the flooring installation.
- Continued the rubber sports floor installation.
- Began final cleaning.

WORK PROJECTED NEXT WEEK

Site
- Begin final grading at the front of the building.
- Begin the landscape installation.

Building - Lower Level
- Continue the electrical trim out.
- Continue painting walls and ceilings.
- Complete the natatorium glass installation.
- Complete the rubber sports floor installation.
- Begin final cleaning.
- Install the cardio/free weights room mirrors.

Building - Upper Level
- Continue the electrical trim out.
- Continue painting walls and ceilings.
- Complete the plumbing and mechanical trim out.
- Complete the flooring installation.
- Complete the rubber sports floor installation.
- Continue final cleaning.
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<td>One day of irrigation installation was lost.</td>
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<td>All site activities are weather dependent.</td>
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Free Weights/Cardio

Lobby
## WEEKLY PROJECT UPDATE

**PROJECT:** Fairview Heights Recreation Center  
**CONSTRUCTION COMPLETE:** 3/15/2019  
**ADDRESS:** 9950 Bunkum Road Fairview Heights, IL 62208  
**SUBSTANTIAL COMPLETION:** 3/15/2019  
**OWNER:** The City of Fairview Heights  
**TOTAL LOST DAYS:** 58  
**DATE:** 3/8/2019

### WORK HISTORY

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- **Site**
  - Began the parking lot island landscaping.
  - Completed the monument sign.
  - Installed the ROW fence.
  - Installed the dog park fence.

- **Building - Lower Level**
  - Continued painting walls and ceilings.
  - Completed the natatorium glass installation.
  - Completed the electrical trim out.
  - Completed the rubber sports floor installation.
  - Began prepping for the pool plaster installation.
  - Continued final cleaning.
  - Began the pool play structure installation.

- **Building - Upper Level**
  - Continued final cleaning.
  - Completed the electrical trim out.
  - Continued painting walls and ceilings.
  - Completed the flooring installation.
  - Completed the rubber sports floor installation.

### WORK PROJECTED NEXT WEEK

- **Site**
  - Complete final grading at the front of the building.
  - Begin the landscape installation.

- **Building - Lower Level**
  - Complete the wall and ceiling painting.
  - Complete final cleaning.
  - Complete the pool play structure installation.
  - Complete the pool plaster installation.

- **Building - Upper Level**
  - Complete the wall and ceiling painting.
  - Complete final cleaning.

### CONCERNS/DELAYS

Three days of site grading and landscaping were lost due to weather and ground conditions.  
All site activities are weather dependent.
MEMORANDUM

TO: Elected Officials

FROM: Paul A. Ellis, Director of Economic Development

DATE: March 14, 2019

SUBJECT: Economic Dev. Dept. - Director's Report

1. The consultant team for the Economic Development Strategy has completed their first draft of an Existing Conditions Report that will form the basis for the economic and market analysis to be released at Community Open House #1 on April 24.

2. CBL Properties, Inc. has begun negotiations with Sears over purchase or lease of the former department store space in St. Clair Square—this is the starting point for redevelopment and re-use of that big box.

3. The Director has been working with Corbin Holdings of Miami to identify and secure retail tenants for the properties formerly owned by Toys ‘R’ Us, and one new user for the Toys ‘R’ Us box has already been brought to the negotiating table.

4. The Director and regional brokers have been working to replace the former Here Today store in Lincoln Place II, which closed in December, with a new retailer that can offer even greater sales tax revenues to the City.

5. Staff are securing appointments for the Director with property owners and retailers for the International Council of Shopping Centers (ICSC) RECON trade show in Las Vegas in May.

6. With encouragement from Illinois Rep. Jay Hoffman, fundraising to establish the Metro East Business Incubator (MEBI) have begun in earnest; potential sources include state and county agencies and a number of private business sponsors.

Paul A. Ellis
Director of Economic Development

Attachments:

a. Feature - Sears will soon be gone, but the mall remains an economic driver in the metro-east [Belleville News Democrat]

b. Feature – The Stores Strike Back [Forbes]
Sears will soon be gone, but the mall remains an economic driver in the metro-east

Michael Hagen, manager of St. Clair Square in Fairview Heights, believes many people will always want to do at least some of their shopping in brick-and-mortar stores.

BY TERI MADDOX
JANUARY 25, 2019 05:30 AM

How is St. Clair Square doing?

That’s a question on the minds of many metro-east residents, who have been reading for years about the negative affect of Internet sales on brick-and-mortar businesses and who recently learned that Sears will close its 44-year-old anchor store in March.

Mall manager Michael Hagen is quick to answer: “We are a healthy mall, and healthy malls tend to be prepared,” he said. “We are going to weather this just fine.”
That kind of talk is reassuring for people who understand that St. Clair Square is more than just a shopping mall in Fairview Heights. It’s an integral part of the city’s history, livelihood and identity.

The mall’s 130 businesses provide nearly 21 percent of sales-tax revenue in Fairview Heights, a significant amount in a city that doesn’t levy property taxes on residents. It also drives growth in the surrounding area, said Paul Ellis, economic development director.

“The first thing (companies looking at property) want to know is, ‘How close is it to the mall?’” he said. “That’s prime real estate. It’s the most attractive and sought after.”

St. Clair Square sits at the intersection of Interstate 64 and Illinois 159 with more than a million square feet of retail, including four anchors: Sears, Macy’s, Dillard’s and J.C. Penney. It’s considered a “super regional center” because it attracts shoppers from throughout Southern Illinois.

Hagen predicts the mall will be operating at nearly full capacity by late summer, not counting the Sears building. Tenants are now being rearranged to make room for a new H&M location and an expanded Forever 21 store that will be double its current size.

“Once H&M is here and Forever 21 is in its new spot, we will probably have one or two open spaces in the mall, and that’s really good,” Hagen said.

BACK-UP PLAN BEING PURSUED
Hagen and city officials are staying mum about the Sears situation, other than to assure the public that they’ve been discussing contingency plans ever since the iconic 126-year-old company began showing signs of financial difficulty. It filed for Chapter 11 bankruptcy in October and is closing about 200 stores nationwide.

The Fairview Heights Sears has been open since 1975, supplying families with everything from appliances and tools to clothing and jewelry, linens and electronics to mattresses and auto parts.

But the store’s closure won’t devastate the city’s commercial landscape, say Ellis and Mayor Mark Kupsky. Kupsky noted that large spaces were successfully redeveloped after Target, Venture, Kmart and Hobby Lobby left the city (Target later returned).

“We have more interested retailers than we have space available,” Ellis said. “Our limitation as a retail center is more likely to be available sites than businesses willing to locate here.”

Foot traffic at St. Clair Square was light on a recent Friday evening, presumably because a major snowstorm was moving into the area and the mall was closing early.
One brave shopper was Amy Strong, 49, of Fairview Heights. She likes to look at Dillard’s and J.C. Penney while her college-age sons hit Finish Line and Foot Locker’s House of Hoops. Then they eat at Panda Express.

“I live across the street,” Strong said. “That’s the main reason I like it. I think they do the best they can to keep it as nice as they can. It’s clean. It’s convenient. I’ve never had a fear coming to this mall.”

MALL AND CITY BONDED IN 1970S
A little history helps explain the strong bond between Fairview Heights and St. Clair Square. It started in 1973, just four years after the city incorporated, when May Department Stores Co. built a Famous-Barr (now Macy’s) on 88 acres along Illinois 159.

A year later, the company opened an attached, two-level shopping mall with room for about 70 specialty stores, ranging from Kinney Shoes to Jean Nicole, General Nutrition to Frederick’s of Hollywood. Trees and reflecting ponds lined the “climate-controlled” central corridor.

“If you’ve never been to a happening before, you’re at one today,” TV and radio personality Jim Bolen told an excited crowd that showed up for the grand opening, according to a BND story.

The mall later expanded to include Sears in 1975, J.C. Penney in 1976 and Stix, Baer & Fuller (now Dillard’s) in 1979. It also helped set off an explosion of retail, restaurant and other growth in the surrounding area.

A bit of trivia: In 1979, the Fifth District Appellate Court at Mount Vernon ruled that the city of O’Fallon had to remove the St. Clair Square logo from its water tower, which served Fairview Heights, because the tower was public property that couldn’t be used for private advertising. Belleville attorney Fred Hess called it “a victory for the small businessman.”

$1.5 MILLION IN SALES TAXES
Today, Fairview Heights remains one of the few cities in Illinois that doesn’t levy property taxes on residents. That means it relies heavily on sales taxes to help fund municipal services.

St. Clair Square businesses generated $1,548,379 in sales taxes in 2017, the last year complete figures are available. That’s nearly 21 percent of the city’s $7,485,016 in total sales-tax revenue. “The mall is, of course, a very important part of our community and the metro-east,” Mayor Kupsky said. “When you look at the number of employees, it’s like Scott Air Force Base. It’s a major employer.”

An estimated 2,200 people work full or part time at mall stores.

Hagen said evidence of St. Clair Square’s regional appeal includes tour buses that carry shoppers from deep Southern Illinois, even those who live closer to malls in Paducah, Kentucky, and Cape Girardeau, Missouri.
On the recent snowy Friday night, Bethalto resident Grace Kutchma and her sister, Briahna Staggs, drove 60 miles round-trip for some retail therapy at St. Clair Square.

“I like Earthbound (Trading Company),” said Kutchma, 22. “It’s kind of a hippie store, and I like the new store that opened up, La Senza. I’ve been there a few times. We actually live closer to Alton Square, but they’ve closed down most of the stores there, so this is the next closest.”

SEARS LEAVES BIG SHOES TO FILL
H&M stands for Hennes and Maritz, a Swedish retailer that specializes in “fast fashion” for women, men, teens and children. That term refers to clothing that moves quickly from New York City catwalks to stores.

St. Clair Square and city officials consider the company’s plans to open a Fairview Heights location an extremely positive development.

“There are people who drive to St. Louis because they want to shop at H&M,” Hagen said. “It was one of the top stores when I polled people on what stores they would like to see at the mall. H&M is big.”

The Sears building is much too large for H&M, Hagen said. Sears covers 158,000 square feet on two levels. H&M will combine four average-size storefronts (formerly Forever 21, Aeropostale and THIS! and a vacant space) on the mall’s lower level, to the right as you leave Macy’s, but that’s still only 20,000 square feet.

“We would call that a sub anchor or a junior anchor,” Hagen said.

H&M will be next to the new Forever 21 store, which is replacing temporary tenants Fashion 5 and Asian Massage (former locations of New York & Co. and The Limited). THIS! plans to relocate in the mall.

H&M will be a game-changer for Victoria Goodman, 25, of Belleville, who recently went to St. Clair Square to eat at Charleys Philly Steaks with her cousin, Aeriana Hedgecough.

“I go to West County because they have more kids stores,” Goodman said. “That’s why we can’t wait until they get H&M (in Fairview Heights). I love their kids clothes. They’re good quality.”

COMPANY OWNS FOUR AREA MALLS
The St. Louis region has nine shopping malls. St. Clair Square is owned by CBL & Associates Properties, a Tennessee-based company with 114 properties in 26 states, including 73 enclosed, outlet and open-air retail centers, according to its website. It manages another 12 for third parties.
Locally, CBL properties include South County Center in St. Louis; West County Center in Des Peres, Missouri; and Mid Rivers Mall in St. Peters, Missouri. Hagen manages St. Clair Square and South County.

Hagan characterizes the Fairview Heights mall as a go-to place for real shopping, not just window shopping.

“We have what people want or need on a regular basis,” he said.

Hagen knows Internet sales are growing, but he said some media reports fail to mention that they’re still a small part of overall retail (9 to 13 percent, depending on parameters), and that many malls are holding their own.

Joel Petry, a marketing professor at Southern Illinois University Edwardsville, agrees. “Online sales certainly have increased,” he said. “But there are still a fair number of shoppers who prefer the action at the brick-and-mortar-type stores. They don’t have to wait for merchandise, and they can bring it back. I don’t think we’re to the point of mass acceptance of online retail.”

FOOT TRAFFIC KEY TO SUCCESS
Petry has found one “truism” in retail is that the longer you can keep shoppers in your location, whether it’s a store or shopping mall, the more likely they’re going to buy something.

Some malls have increased foot traffic with movie theaters and other non-retail activities, he said. Others are finding success with tenants such as Apple that appeal to people with particular interests or lifestyle preferences; or stores such as PINK and Sephora that attract younger crowds.

Petry mentioned Bass Pro Shops and its subsidiary Cabella’s as examples of large specialty retailers that could fill a space as large as the Sears building at St. Clair Square.

“From my research and what I’ve read, traditional department stores aren’t doing as well as they once were,” he said. “Their heyday has passed because people tend to find merchandise elsewhere at a lower price.”

While online sales remain a small percentage of overall retail, they’re growing rapidly, with increases of 14.5 to 16.6 percent (varying by quarter) in the past year, according to the U.S. Department of Commerce.

Even so, Hagen said many retailers are adapting their business models so they can compete both online and in stores and that it’s wrong to assume “malls are dead.”
“There’s a social component with a shopping center that you can’t get online,” he said. “I’ve been doing this for a long time, and I don’t see that changing.”

NEW BARBERSHOP AND LINGERIE STORE
Several major developments occurred at St. Clair Square last fall. In September, basketball-themed barbershop All Star Kutz moved into a long-vacant space that housed Men’s Warehouse and Tux. It’s on the second level, to the left as you leave Dillard’s.

The decor has a gymnasium feel, and hair-cutting stations are patterned off locker rooms. Customers can watch sports on eight TV sets while they’re getting trims.

“I’m a basketball coach in Springfield, and it’s a vision that God gave me,” said owner Audrey Austin, who has two other locations. “I’ve been in White Oaks Mall (in Springfield) for three years, and I’ve also been in Champaign since 2009.”

In November, the Victoria’s Secret PINK store at St. Clair Square finished its expansion, going from 4,400 to 7,400 square feet by taking over a space formerly occupied by Build-a-Bear Workshop, which moved into a kiosk. PINK also added a bold new polka-dot facade at the top of the escalator, opposite J.C. Penney.

Around the same time, Victoria’s Secret’s parent company, L Brands, opened the La Senza lingerie store next to Yankee Candle.

Hagen gives credit for the mall’s success to metro-east customers who support it and to city officials who ease the way for retailers to open and operate stores.

“We do whatever we can to make Fairview Heights a business-friendly community,” Mayor Kupsky said.
The Stores Strike Back

Steve Dennis
Contributor Retail

I write on the reinvention of retail in the age of digital disruption

• Amidst all the retail apocalypse nonsense it turns out that physical retail isn’t dead after all.
• A brand that fundamentally sees their stores as liabilities typically seeks to optimize them—and a cycle of cost cutting and store closings begins, typically initiating a downward spiral.

Last year some 3,000 new stores were opened and physical retail continued to have positive growth in most major global markets. One of my 14 predictions for retail in 2019 is the notion that, despite the presumed death of physical retail, quite a few major brands are seeing a renaissance of sorts. In fact, stores are
striking back against being made obsolete by online shopping in many different and important ways.

A couple of years ago legacy retailers like Walmart, Best Buy, Target and Home Depot were often seen as laggards, soon to be made progressively more irrelevant by Amazon and others. Yet it turns out, to paraphrase noted retail strategist Mark Twain, reports of their death were greatly exaggerated.

A couple of years ago, beyond Amazon's disruptive impact, the future was often thought to be concentrated in the large number of venture capital funded "digitally-native vertical brands" that could scale to massive value creation by avoiding pesky and asset intensive stores. Yet, in a rather ironic twist, a large cohort of the once firmly "we'll only grow online because physical retail is going the way of the dinosaurs" upstarts will collectively open more than 800 brick-and-mortar locations this year. Most are now experiencing most of their growth from good old fashioned stores.

A couple of years ago, many analysts and "futurists" saw e-commerce getting to 50% share within a decade and questioned why anyone would invest in physical stores. But facts are stubborn things, and it's clear we aren't remotely on a glide-path to online getting to even 30%. Moreover, rather traditional retailers as diverse at TJX, Sephora, Ulta and Dollar General are openings dozens upon dozens of stores. We also have retailers like Tractor Supply and AtHome becoming large, growing and incredibly successful brands with an overwhelming focus on brick-and-mortar locations.

So how do we explain all this?

**Not every customer is like you.** You personally may love the ultra-convenience of e-commerce and hate going to stores. Good for you. But there is a reason 89% of all retail is still done in brick-and-mortar locations. Every retailer needs to respect the differences among consumers and their key purchasing drivers across different occasions. Repeat after me: treat different customers differently.

**Brick and mortar trumps e-commerce in many respects.** Shopping in physical stores is more emotional, social and connected. Shopping in physical stores allows customers to try stuff on, understand the real look of a given product and get a clearer sense of value. Shopping in physical stores offers immediate gratification. Shopping in physical stores makes it easier (usually) to put more complex solutions together, like a home project or assembling an outfit. It’s a digital-first world. Until it’s not.

**E-commerce is often pretty unprofitable.** It’s great that investors are willing to subsidize the poor profitability of many disruptive concepts, from Uber to WeWork to Amazon to Wayfair. It won’t last forever and many sophisticated companies are starting to lean into the lower cost acquisition and/or distribution costs of physical locations vs. direct-to-consumer. Accordingly their investment decisions and pricing are starting to reflect the underlying economic realities.
There is a big difference between buying and shopping. If you are on a largely search-based mission, item-focused and care mostly about price and convenience, e-commerce works really well. Hence Amazon's strong relative share in these "buying" occasions. You might even get all wild and crazy and use Alexa. But if you are more engaged in discovery, something more emotional and want a more holistic experience, then you are "shopping" and a physical store-centric (albeit digitally enabled) path is often your best bet.

Assets or liabilities? If a brand see their stores as assets, they work on improving e-commerce and digital enablement capabilities and lean into making the stores more relevant. Contrast Sears strategy with Target's. Sears disinvested in stores and will soon be gone. Target shifted many things about its store strategy and simultaneously upped its digital game, while plowing billions into store upgrades and omni-channel capabilities. So have Walmart, Home Depot and Best Buy. Nordstrom has continued its decade long strategy of doing so. It's paying off.

It's all one thing. Brands that are physical store dominant see their brick-and-mortar locations as the hub of a shopping ecosystem. They don't get hung up on a phony battle between e-commerce and stores. The customer is the channel. Online drives stores and vice versa. Their mission is to leverage the best of each customer touchpoint, eliminate the friction, harmonize the experience and amplify the "wows." Rinse and repeat.

Sure, there is plenty of doom and gloom in the retail industry. And the collapse of the boring middle is real--and not about to go away.

Yet there is plenty of hope as well for those that do the work, see the opportunities and are willing to act decisively.

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I'm a strategic advisor, writer and keynote speaker on retail growth and innovation, with a particular focus on omni-channel, customer insight and digital disruption.
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MEMORANDUM

To: City Council
From: Andrea Riganti, Land Use and Development Director
Subject: Director's Report
Date: March 14, 2019

Following are the major action items and ongoing projects for the Department:

Planning and Zoning
- Staff continues to evaluate alternatives to the current planning, zoning and code enforcement software permitting system. A cloud based system is being considered, which can be customized to the City's needs, as well as have expansion capabilities.
- Planning Commission met March 12 to consider a Special Use Permit for an addition to Grace Church located at 5151 N. Illinois.
- Staff continued to review building permits and other plans for zoning conformance.
- Staff continued to work on implementing the approved redevelopment plans for the City’s Tax Increment Financing Districts.
- Staff continued to work with the City’s consultant to revise the Development Code.
- Staff worked with the economic development division on the Economic Development Strategy, business incubator concept, redevelopment of Lincoln Trail and TIF implementation.
- Staff continued to provide technical assistance to residents, businesses and potential developers on the zoning code and development review processes. There are several projects in conceptual stages, which may proceed to develop application submittal and review.
- Staff continued to work on preparing commission orientation packets. The by-laws for Planning Commission are being revised.
- Staff is exploring ways to revise the Zoning Map to make more readable online and user friendly.
- Staff is revising all permits and applications. Fees are under review.

Code Enforcement Division
- Staff continues to cite properties for environmental issues, property maintenance issues, and problem properties.
- Staff continues to respond to animal control matters.
• Staff is developing brochures on animal control services, how to reduce mosquito breeding and infestation, and a good neighbor guide.

• Staff is evaluating animal control ordinances and procedures, such as dangerous dog declaration, reporting and tracking of animal control calls, winter care for animals when St. Clair County is at capacity, keeping of chickens and bees, and more.

• Staff is reviewing the municipal code and other adopted codes for potential update.

• Staff is developing a neighborhood assistance program, to complement and enhance existing activities. The program will include regulatory changes, enhanced enforcement, development of education and outreach materials, and financial assistance components.

**Building Division**

• Staff continued to review building permits and perform inspections.

• Staff continues to work on demolition of priority properties.

• Staff is reviewing the municipal code and other adopted codes for potential updates.

• Staff is revising permits to be more user-friendly.

• The Electrical Commission is recommending that contractor's performing electrical work in Fairview Heights be licensed/registered. An ordinance to that end will be presented at the March 20th Community Committee meeting for consideration.

*NOTE: The monthly reports are being revised and will be provided in the next update.*
March 14, 2019

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

Dear Community Committee Member:

The petition listed below is hereby transmitted for your consideration at the March 20, 2019 Community Committee:

- **Petition No.**: PC 02-19
- **Petitioner**: Grace Church – c/o Robb Lappe, Chiodini Architects
- **Request**: Special Use Permit
- **Building Size**: Approximately 9,000 Square feet
- **Location**: 5151 N. Illinois
- **Recommendation**: Approval
- **Votes**: Yeas: Herrington, Mensing, Bramstedt, Wesemann, Hoppe, Moats, Coleman, Barkley, McCarthy, Smith
  - Absent: Carthen

**Report**: Staff Advisory
**Ward**: V

Respectfully,

[Signature]

Jim Bramstedt, Chairman
Planning Commission
TRANSMITTAL TO PLANNING COMMISSION

APPLICATION NUMBER: PC-02-19
REQUEST: Special Use Permit (SUP) to Allow a Building Addition to an Existing Church (Grace Church) in the R-3 Residential District at 5151 N. Illinois
APPLICANT NAME: Robb Lappe/Chiodini Associates on behalf of Grace Church
MEETING DATE: March 12, 2019
ZONING: R-3 Residential
LAND USE: Church
PLANNING COMMISSION ACTION: Consideration of the SUP, make recommendation to the Community Committee and City Council which has final authority to approve or deny the request.
1. **BACKGROUND**

The City of Fairview Heights Development Code divides the City into districts and establishes a set of land uses that are either "permitted" or "special". Permitted uses are compatible land uses authorized as a matter of right. Special uses are those that may cause potential conflict depending on the scope of the operation. A special use may be allowed after a review by Plan Commission and City Council, in accordance with Development Code section 14-10-8. Each special use is evaluated on its own merits.

The subject property located at 5151 N. Illinois Street is zoned R-3 Residential. This zoning district is intended for residential uses. Special uses include cemeteries, churches, community residences, day cares, private lodges, and schools. The permitted and special uses for the R-3 Residential District are found in 14-2-5.1 of the Development Code.

A church is a special use in the district. Grace Church has been in existence at the current location prior to the City's incorporation. Several building expansion projects have been undertaken over the past twenty years, each approved through a separate SUP. According to 14-10-8.B."...any expansion of a special use involving the enlargement of the buildings, structures, and land area devoted to such use shall be subject to the procedures set forth in this section...". This proposed building addition requires a new process.

2. **DISCUSSION**

**Context**

The subject property is located in the south-eastern portion of the City, south of Lincoln Trail and west of North Illinois Street. The parcel is approximately 8 acres and includes a multi-purpose 12,300 square foot building and on-site parking.

The adjoining properties are zoned as follows:

**North**
- B-3 Commercial Business
- R-4 Single Family Residential

**South**
- M-2 Multiple Family
- B-1 Neighborhood Business

**West**
- R-3 Single Family

**East**
- B-1 Neighborhood Business
- B-3 Commercial Business

Land use is consistent with zoning. Surrounding properties include single-family residential and strip center.
Aerial View of Property

View of Property from the East
Project Information
The project is the construction of a +/- 9,000 square feet two story addition to west of the existing building. The proposed height is 20’. The upper level of the addition will include three classrooms, a flex room, and staff room. The lower level will include five classrooms. Both levels will be connected to the existing building.

Other improvements include a fenced in outdoor play area, landscaping and aesthetic modifications to the building exterior. There will be 219 parking spaces. There are no changes to the curb cuts or other infrastructure.

Planning Considerations
At issue is whether or not the proposed addition is reasonable as per the Development Code and SUP standards.

SUP standards:

1. The effect the proposal would have on the City’s comprehensive plan.
   Finding: The City’s Comprehensive Plan identifies the subject property as public and semipublic, to include schools, utilities and religious institutions. Therefore, the proposed addition is consistent with the intent of the comprehensive plan.

2. The effect the development would have on schools, traffic, streets, shopping, public utilities and adjacent properties.
   Finding: The development is an addition to an existing church. It is not expected to impact the schools or public utilities. The existing roads can accommodate the existing and anticipated traffic to be generated by the use. The expansion will occur to the west of the existing structure on an existing parking lot; therefore it will not be an additional encroachment upon adjacent residential properties.

3. Is the application necessary for the public convenience at that location?
   Finding: The proposal is an addition to an existing church

4. In the case of an existing nonconforming use, will a special-use permit make the use more compatible with its surroundings?
   Finding: N/A

5. Is the application so designed, located and proposed to be operated that the public health, safety, and welfare will be protected?
   Finding: The perceived nuisances of a church, or expansion thereto, are generally noise, traffic, and reuse of building/site. Given that the subject property is currently used as a church, the addition is not anticipated to have a harmful impact on neighborhoods. Any light and noise generated by the addition will be in accordance with the performance standards of the development code. Therefore, the proposed business is not expected to have a substantial impact on the factors cited in this criteria.

6. Will the application cause injury to the value of other property in the neighborhood in which it is located?
   Finding: Given that the subject property is currently used as a church, the addition is not anticipated to have a harmful impact on neighborhoods.
7. Will the special use be detrimental to the essential character of the district in which it is located?

Finding: A church, and expansion thereto, is an appropriate continued use at the location.

Other Applicable Standards

Section 14-3-20 of the Development Code identifies performance standards for developments and redevelopments, and applies to this application:

**PERFORMANCE STANDARDS – GENERAL**
(A) Any lot shall be properly graded for drainage and maintained in good condition, free from trash and debris.
(B) Noise emanating from any use shall not be of such volume or frequency as to be unreasonably offensive at or beyond the property line. Unreasonably offensive noises due to intermittence, beat frequency or shrillness shall be muffled so as not to become a nuisance to adjacent uses.
(C) No obnoxious, toxic or corrosive matter, smoke, fumes or gases shall be discharged into the air or across the boundaries of any lot in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare or to cause injury or damage to property or business.

A building permit will be required for the construction. This process will include review of site grading and stormwater management by the Public Works Department.

Exhibits

1. Application and Supporting Documents
2. Public notice
3. Resolution and Findings of Fact
APPLICATION FOR SPECIAL USE PERMIT OR
DEVELOPMENT PLAN

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Development Plan: _________________  Amended Development Plan: _________________  Special Use: _________________

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

1. Name of property owner(s): Grace Church / Youth Ministry Addition
   Mailing address: 5151 North Illinois Street / Fairview Heights / Illinois 62208
   Phone: (618) 234-5910
   E-Mail: gracecentral@graceweb.tv

2. Name of applicant (if other than owner): Robb Lappe / Chiodini Architects
   Relationship to owner (contractor, family member, lessee, etc.): Project Architect
   Mailing address: 1401 South Brentwood Blvd / Studio 575 / St Louis / Missouri / 63144
   Phone: (314) 725-5588
   E-Mail: rlappe@chiodini.com
3. Address of property: 5151 North Illinois Street / Fairview Heights / Illinois 62208
   Parcel (Tax) ID number: 03-33.0-400-039
   Present use of property: Church
   Zoning district: R3

4. Type of Development for which permit is requested:
   Institutional / Cultural / Place of Worship

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

6. A special use permit or development plan approval is requested for the property described above in conformity with the documents submitted herewith.
   I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate; that I have read and understand the regulations pertaining to Special Uses and Development Plans and I believe to the best of my knowledge that the proposed will not violate any portion of said code.

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

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

Signature of Owner: ________________________ Date: 2-20-19

Signature of Applicant: _______________________ Date: 02.20.2019
Application for Special Use or Development Plan

Grace Church / Youth Ministry Addition
5151 North Illinois Street, Fairview Heights, Illinois

Narrative:
This Project is an Addition for Youth Ministry to the existing Grace Church in Fairview Heights, Illinois. It will be a two-story addition attached at the northwest corner of the exiting Church building. It is proposed to be about 20’ tall from the north parking lot and has about a 96’ by 65’ footprint. It will include three Classrooms and a large Flex Room in the Upper Level as well as an open Entry Lobby and Staff Room. There are five additional classrooms in the Lower Level one of which is designated for Special Needs children. Both Levels will have direct access to the exiting Church Building. A fenced in, outdoor play area occupies the south side court yard.
The construction of the addition has steel frame and metal stud walls with brick and block veneers to match the exiting church aesthetic. The Addition will be fully sprinklered for Fire Protection.
There will also be minor aesthetic modifications to the exiting Church building at the connecting links at the Upper Level and a Multi-Colored Entry Canopy to the main Entry doors.
Planning Commissioner Hoppé introduced the following resolution and moved for its adoption:

RESOLUTION PC 2-19

A RESOLUTION ADOPTING FINDINGS OF FACT PC 2-19 RELATING TO A REQUEST TO APPROVE/DENY A SPECIAL USE PERMIT WITHIN “R-3” RESIDENTIAL DISTRICT ZONED PROPERTY FOR A BUILDING ADDITION LOCATED AT 5151 N. ILLINOIS

WHEREAS, Robb Lappe of Chiodini Associates, hereinafter referred to as the “Applicant,” has properly applied for a Special Use permit for an addition within the “R-3” Residential District located at 5151 N. Illinois.

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 14-10-8 of the City of Fairview Heights Development Code on March 12, 2019, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

2. The subject property, 5151 North Illinois is zoned R-3 Residential. The property is currently being used as a church (Grace Church).

3. That this permit will not require any changes to traffic circulation and ingress/egress.

4. That this permit will not require any changes to lighting, landscaping, or the existing site usage.

5. That the proposed use will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

6. That the proposed use will not substantially adversely impair the use, enjoyment, or market value of any surrounding property.

7. That the proposed use will not be hazardous or disturbing to existing neighboring uses.

8. That the proposed use will not be served adequately by public facilities and services such as highways and streets.

9. That the proposed use will not create excessive additional requirements at public cost for public facilities and services, and it will not be detrimental to the economic welfare of the community.
10. That the proposed use will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke fumes, glare or odors.

11. The proposed use will not be consistent with the Comprehensive Plan.

12. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.

13. That the Director of Land Use, and his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

The motion for the adoption of the foregoing resolution was duly seconded by:

and the following voted for the same: Herrington, mensing, Bramstedt, Wesemann,

and the following against the same:

and the following abstained:

and the following were absent: Carthan

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 12th day of March 2019.

______________________________
Planning Commission Chairman

ATTEST:

______________________________
Land Use Director
_______ hereby acknowledges receipt of this Permit and has reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By: ___________________________  Its: ________________________________

STATE OF ILLINOIS)

COUNTY OF _________)

On this _____ day of ________________, 2019 before me, a Notary Public, personally appeared ________________________________________________________________________, the applicant, to be known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.
March 14, 2019

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

Dear Community Committee Member:

The Electrical Commission met on October 8, 2018 to consider requiring electrical contractors to obtain a license/certificate. This requirement will ensure that contractors are qualified to perform electrical work, which can be a significant life/safety matter if work is shoddy. The license/certificate will not be required of homeowners performing work on their primary residence.

The Electrical Commission recommended two ordinance provisions for Community Committee and City Council consideration. A draft ordinance is attached for review and recommendation.

The City’s Electrical Inspector will attend the March 20, 2019 Community Committee meeting and be available for questions.

Respectfully,

Andrea Miller Riganti
Director of Land Use and Development
ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE 190, "THE REVISED CODE", CHAPTER 3, DIVISION II ELECTRICAL COMMISSION AND CHAPTER 15, BUILDING CODE

WHEREAS, the Electrical Commission of the City of Fairview Heights is charged with recommending safe and practical standards and specifications for the installation, alteration and use of electrical equipment designed to meet the necessities and conditions of the City;

WHEREAS, the Electrical Commission has determined that it is in the interest of the City of Fairview Heights' public health, safety and welfare to ensure all electrical work is performed by qualified and skilled contractors;

WHEREAS, the Electrical Commission has determined that an electrician's certificate of registration that requires the successful passage of a Master Electrician Test will help ensure electrical contractor work is performed in accordance with City codes and standards;

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

SECTION 1: AMENDMENT. Amendment of Ordinance No. 190, "The Revised Code", Chapter 3, Division II – Electrical Commission is amended by adding the following:

3-14-13 Certificate of Registration
The Electrical Commission recommends that any person employed as an electrical contractor and performs specialized construction work related to the design, installation, and maintenance of electrical and communications systems in the City of Fairview Heights be registered with the City. The registration shall require the applicant to obtain a 75% or greater passage rate on the Master Electrician Examination. Registration from a community within 30 miles of the City may be accepted if said registration has requirements similar to the City of Fairview Heights. The registration shall be administered and maintained by the Department of Land Use and Development. Annual renewal is required.

SECTION 2: AMENDMENT. Amendment of Ordinance No. 190 "The Revised Code", Chapter 15 is amended by adding the following:

15-1-3 Fees
Electrician Certificate of Registration $35.00
SECTION 3: PASSAGE. This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

READ FOR THE FIRST TIME:

READ FOR THE SECOND TIME:

PASSED:

APPROVED:

MARK T. KUPSKY, MAYOR
CITY OF FAIRVIEW HEIGHTS

ATTEST:

KAREN J. KAUFHLD - CITY CLERK
MINUTES
CITY OF FAIRVIEW HEIGHTS
ELECTRICAL COMMISSION MEETING
MAYOR'S CONFERENCE ROOM
August 6, 2018
3:00 P.M.

The meeting was called to order at 3:05 p.m. by Chairman Ken Keeney. In addition to the Chairman, members in attendance were Richard Boehm, Truman Henard, and Steven Werner. Also in attendance were Andrea Riganti - Director of Land Use and Development, Tom Green - Building Official and Chris Huckins - Electrical Inspector.

1. **Introductions** – All present introduced themselves.

2. **Public Comment** – None

3. **Review of Commission Function** – Ms. Riganti provided a copy of the City's ordinance related to the Electrical Commission. She briefly reviewed the Powers and Duties conveyed to the Electrical Commission as per Section 3-14-12 of the Municipal Code.

4. **Discussion of items for future consideration** - Chairman Keeney initiated a discussion about electrical contractor licenses. In the past, the Electrical Commission discussed whether or not a license should be required for contractors performing electrical work in Fairview Heights. This requirement has many benefits and safeguards to ensure said work is completed by a competent contractor. The Electrical Commission recommended this license in the past, but no action was taken by City Council.

   The concept of reciprocity with other jurisdictions was supported as the qualifications for licensure is passage of a standard test. Testing for municipal licenses is often administered by a third-party (Superior Testing).

   It was motioned by Mr. Henard, seconded by Mr. Boehm, to recommend an electrical contractor license requirement to City Council. Motion carried unanimously.

5. **Next steps/meeting** – Ms. Riganti agreed to draft ordinance language regarding the electrical license and distribute to the Electrical Commission for review prior to the next meeting.

   The next meeting was set for October 8, at 3:00 p.m. Mayor's Conference Room, Fairview Heights City Hall.

6. **Adjournment** – There being no further business, the meeting was adjourned at 3:25 p.m.

Respectfully submitted,

Andrea Riganti, AICP
Director of Land Use & Development