

Committee Members:  
Frank Menn  
Ryan Vickers  
Pat Baeske  
Harry Zimmerman  
Bill Poletti

**A G E N D A**  
**COMMUNITY COMMITTEE**  
Wednesday, May 16, 2018 – 7:00 p.m.  
Council Chambers  
Fairview Heights City Hall  
10025 Bunkum Road

**Public Participation**  
**Approval of Minutes – [April 18, 2018](#)**

***Development***  
***Alderman Bill Poletti, Chairman***

1. [Director's Report](#)
2. [Tax Reports](#)

***Parks & Recreation***  
***Alderman Frank Menn, Chairman***

1. [Director's Report](#)
2. [Community Clean Up Day – Recap](#)
3. [Recreation Complex: Update on Progress](#)

***Planning***  
***Alderman Harry Zimmerman, Chairman***

1. [Director's Report](#)
2. [PC10-18 Lucy's Place](#)

**THE CITY OF FAIRVIEW HEIGHTS**  
**COMMUNITY COMMITTEE MINUTES**  
**Wednesday, April 18, 2018 - 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, Ryan Vickers

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

**Other Aldermen and Elected Official in attendance** – Brenda Wagner, Josh Frawley, Denise Williams, City Clerk Karen Kaufhold

**Staff in attendance** - Land Use Director Andrea Riganti, Parks and Recreation Director Angela Beaston, ED Director Paul Ellis, Lt. C.J. Beyersdorfer, City Attorney Kate Porter

**Public Participation**

**Approval of March 21, 2018 Minutes**

Motion and second to approve said minutes were made by Aldermen Bill Poletti/Frank Menn. Motion carried.

**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 a brief presentation regarding the Recreation Complex.

**Development Committee**

*Alderman Bill Poletti, Chairman*

**Economic Development Director's Report**

Director Ellis reviewed the Director's written report and attachments with the Committee.

**Planning Committee**

*Alderman Harry Zimmerman, Chairman*

**Land Use & Development Director's Report**

Director Riganti presented the Director's written report to Committee for review. There were no questions.

**PC 07-18 Development Plan – Moto, Inc., 1030 Lincoln Highway**

Director Riganti briefed Committee on Planning Commission case PC07-18, approving a Development Plan for Moto, Inc. located at 1030 Lincoln Highway.

Brian Pendalton, FKG Oil, was present and available for questioning.  
Mark Daniels, owner of Dandy Inn spoke in favor of the development.  
Jennifer Stines, answered questions regarding the development traffic study.

Motion and second to recommend to City Council approval of PC07-18, a Development Plan to allow for the development of a Moto Mart gas station located at 1030 Lincoln Highway in accordance with the recommendation of the Planning Commission with the exception of the allowance of a left turn on to Old Collinsville Road and the installation of a fence around the car wash area adjacent to the residential properties to be the same height as the fence on the Huck's development and 8 feet around remainder of site perimeter as per the Development Plan, to be of a substantial vinyl or Sim Tech material was made by Aldermen Bill Poletti/Frank Menn. Motion carried on 4 yeas and 1 nay.

**PC 08-18 Development Plan – Triple Seven Entertainment, LLC, 10218 Lincoln Trail**

Director Riganti briefed Committee on Planning Commission case PC08-18, a Development Plan request by Triple Seven Entertainment, LLC. to allow utilization of 10218 Lincoln Trail, Ste. 2, for a bar/tavern.

Motion and second to recommend to City Council approval of PC08-18, a Development Plan requested by Triple Seven Entertainment, LLC, to allow utilization of 10218 Lincoln Trail, Ste. 2, for a bar/tavern in accordance with the recommendation of the Planning Commission were made by Aldermen Bill Poletti/Frank Menn. Motion carried on 4 yeas and 1 nay.

**Annual Grass Maintenance Agreement**

Director Riganti requested Committee approval to recommend to City Council a Resolution entering into an Agreement with Schildknecht Lawn Care for lawn care, weed clearing, nuisance abatement and trash/debris removal service from May 1, 2018 to April 30, 2019.

Motion and second to recommend to City Council a Resolution entering into an Agreement with Schildknecht Lawn Care for lawn care, weed clearing, nuisance abatement and trash/debris removal service from May 1, 2018 to April 30, 2019 were made by Aldermen Pat Baeske/Bill Poletti. Motion carried.

Adjournment 8:50 p.m.

Submitted By:

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Recorder

## MEMORANDUM

TO: Elected Officials

FROM: Paul A. Ellis, Director of Economic Development

DATE: May 11, 2018

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

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1. The Technical Assistance Panel (TAP) sponsored through the Urban Land Institute (ULI) on May 8 was a success; recommendations will be presented at the Community Committee meeting on June 20.
2. Among other benefits, the TAP enabled the Director to engage more closely with owners of Fairview City Centre and the Fairview Heights Plaza, as well as a team from national management of the Farnsworth Group, new owner of EWR Architects.
3. City staff have been scheduling the Director for meetings in Las Vegas at this year's RECON—ICSC's big trade show in Las Vegas—to enable him to meet with out-of-state property owners such as Spirit Capital Realty in addition to the usual round of regional and national retailers.
4. The Director has registered with Lazard Freres & Co. LLC, the agency in charge of disposition of the land in Fairview Heights and elsewhere owned by Toys 'R' Us, so that he'll be notified as soon as the parcels become available for sale.
5. One of the largest contributors of local sales tax revenue, Bobcat of St. Louis, has outgrown its current facilities and is looking for a potential expansion location; the Director has met with branch manager Mark Frierdich and will be working to help him find a suitable location within the city limits.
6. The Northeast Capital Group (NECG) is moving ahead to demolish the former Denny's as part of an overhaul of the entire center.
7. Marketing for the City's various incentive programs has brought forward five potential expansion projects that are being reviewed by the Director.
8. The Director continues to meet with representatives from the Urban League of Metropolitan St. Louis and other potential partners regarding the feasibility of creating a small business incubator.
9. Closing of the City's purchase of the former Trailways Restaurant at 10035 Lincoln Trail will take place on May 18.
10. Home Décor Outlet has moved into the Midway Plaza on Lincoln Trail; the Director will be meeting in Las Vegas with the national promotions manager for Baceline Investments, the center's owner, and is working with Savoy Properties to locate a replacement for the 20,000 SF space they have vacated at 104 Commerce Ln.
11. The Walker Place development (opposite Barnes & Noble across Lincoln Hwy.) is adding two new tenants: Music & Arts and Skechers.
12. The Director has been invited to present to the Illinois Chapter of the American Planning Association and to the Illinois City/County Management Association

(ILCMA) in June and to the International Economic Development Council (IEDC) in October—all of which will be opportunities to promote Fairview Heights as a major retail center.

*Paul A. Ellis*

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Paul A. Ellis  
Director of Economic Development

Attachments:

- a. Article – Brick-And-Mortar’s Next Big Challenge [Twice]
- b. Article – Everything You Should Know About REIT Investing [U.S. News]

# Brick-And-Mortar's Next Big Challenge

*Could VR-armed digital assistants make showrooms obsolete?*

ALAN WOLF   MAY 9, 2018

They say whatever doesn't kill you makes you stronger, and that's certainly true for [brick-and-mortar tech dealers](#).

Those still standing after the decade's retail consolidations learned to compensate for compressed TV margins, and mounted their own counterattacks against e-commerce competition.

But according to a new report by Swedish telecommunications giant [Ericsson](#), merchants now face a fresh challenge that once again calls the future of storefront retail into question.

This time, the antagonists take the form of digital assistants, virtual and augmented reality, and ever more powerful smartphones — soon to be upgraded to 5G — which together could present a compelling alternative to strip-mall visits.

Ericsson based its report on a recent survey of 5,048 early adopters in 10 cities around the globe. Of those, 43 percent already make weekly purchases on their mobile phones, supporting the company's hunch that smartphone shopping will hit a global peak within the next few years.

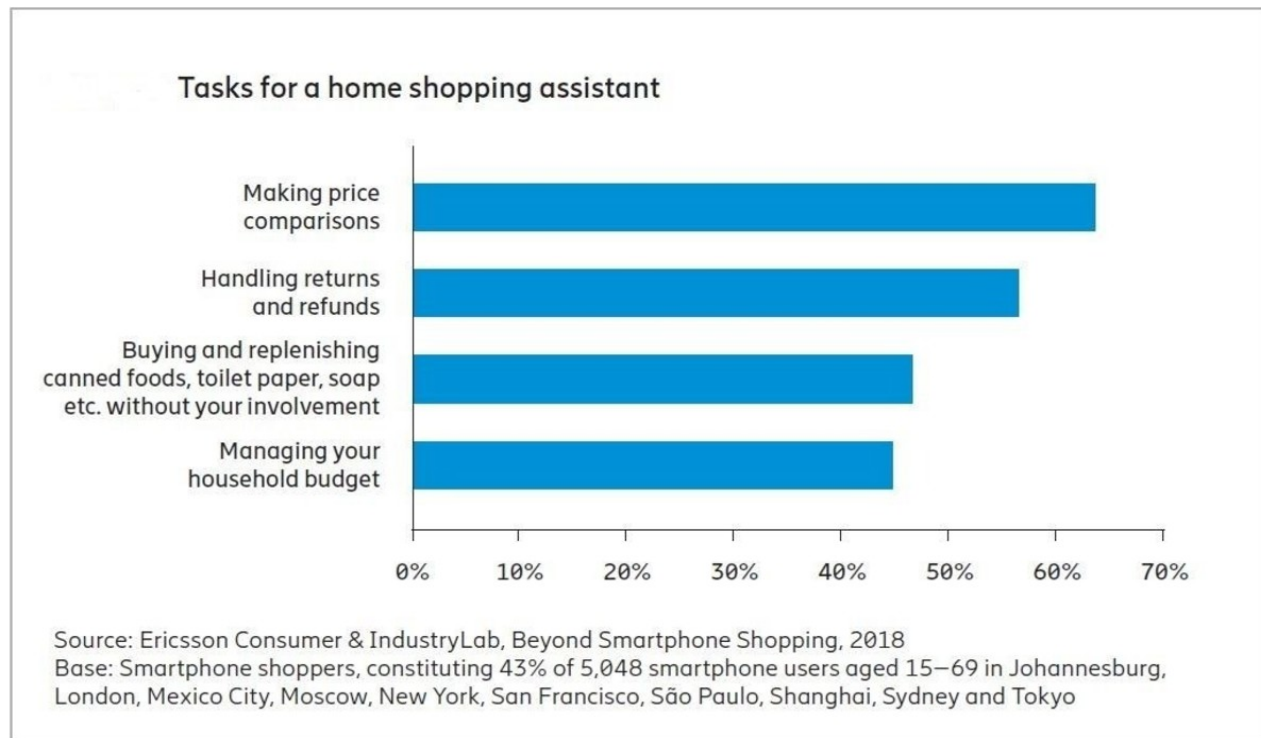
At the same time, mobile shoppers will increasingly rely on personal digital assistants to help with aspirational shopping, Ericsson predicts, while routine household goods will be purchased through smart speakers at home.

To that end, consumers will have a choice of shopping assistants, based on the task at hand. For example, for the 63 percent of smartphone shoppers who want help with price comparisons on everyday goods, a "home restocking assistant" may be the ticket, while the 48 percent who want help making shopping decisions could opt for a "personal shopping advisor."

And the era of virtual sales associates isn't far off: 45 percent of those polled already use digital voice assistants on a weekly basis, and the majority of mobile shoppers believe most consumers will have a personal shopping advisor within the next three years.

At the same time, respondents expect AR/VR technology to imbue smartphones with all the benefits of physical stores without the disadvantages of crowds, parking, drive time and fuel costs. And like the advent of virtual shopping assistants, 69 percent of current AR/VR users — who already use AR or VR at least once a week — believe the requisite technologies will be upon us within three years.

Moreover, 64 percent of AR/VR users believe almost all shopping will be conducted by smartphone by 2021, and that physical stores will ultimately fade away.

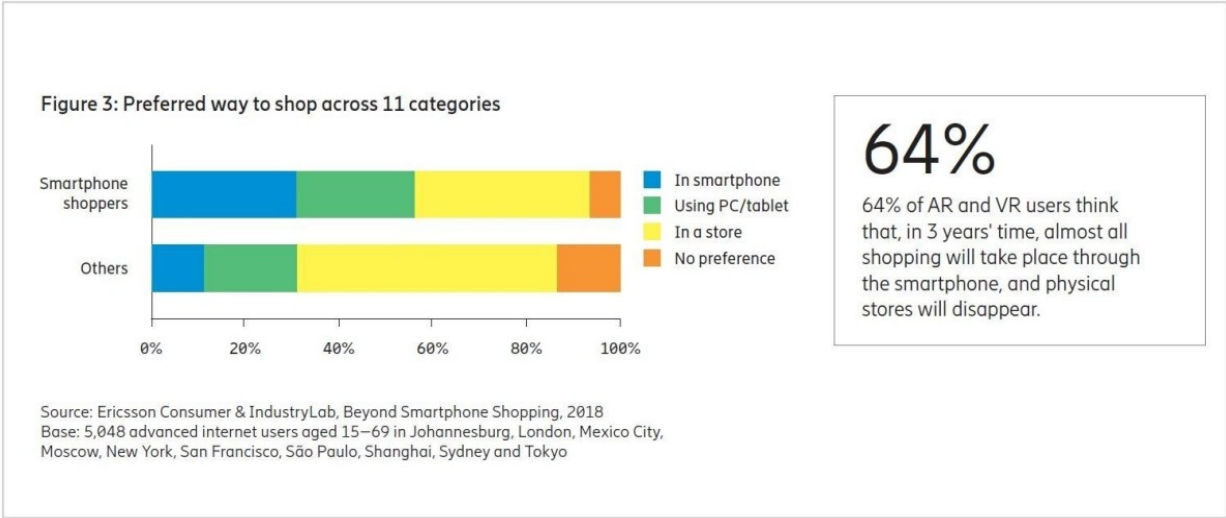


While Ericsson considers that outcome unlikely, both the size and location of brick-and-mortar showrooms will need to change to draw new interest from shoppers, while a concomitant increase in home deliveries suggests the need for automated fulfillment, furthering its forecast for a connectivity-driven future for retail.

“Fast-changing consumer shopping behaviors are important to understand for anyone involved in 5G, smart homes, consumer IoT and artificial intelligence,” observed Michael Björn, head of research at Ericsson Consumer & IndustryLab. “When consumers start employing AI to automate everyday purchasing, this will create demand for IoT-enabled sensors as well as a need for people to connect appliances in their homes.”

But the dawn of AI-driven shopping assistants could also have a dark side, apart from the impact on brick-and-mortar. Respondents voiced concerns over whether these virtual associates can be trusted to put the consumer’s interests ahead of its programmers, and whether its purchase decisions and recommendations will benefit the household or the platform’s sponsors.

On a metaphysical level, Ericsson believes the overarching challenge for the retail industry is that the real customer will become an AI rather than a human, forcing a revaluation of everything from advertising and services to after-sales support, and the role of the consumer in transactions.



The complimentary report, “Beyond Smartphone Shopping — The Rise Of Smart Assistants,” is [available online](#).

# Everything You Should Know About REIT Investing

**From what a REIT is to how it invests, here's how to make money from these real estate vehicles**



By [Coryanne Hicks](#), U.S. News Staff Writer | Feb. 26, 2018, at 10:26 a.m.

A REIT, or a real estate investment trust, is a company that owns, operates or finances income-producing real estate. This is often done by pooling investors' money to buy and possibly manage commercial or residential buildings. The company then collects rent from its tenants and passes that income onto investors in the form of strong [dividends](#).

REITs are essentially just big landlords, says John LaForge, head of real asset strategy for Wells Fargo Investment Institute in Sarasota, Florida. "They're a company that has professional money managers who understand real estate," buying and managing it for investors.

As REIT shareholders, investors get exposure to real estate without the headaches of owning, operating or directly financing properties.

**Types of REITs.** There are two broad categories of real estate investment trusts: equity REITs and mortgage REITs. Most REITs are equity REITs, which own or operate income-producing real estate, such as apartment buildings, offices or shopping centers.

Equity REITs typically invest in a particular type of property. For example, retail REITs invest in shopping centers while residential REITs invest in apartment complexes, single-family homes, even student housing. There are also more obscure equity REITs such as:

- Lodging and resort REITs, which invest in hotels and resorts
- Self-storage REITs, which invest in storage facilities
- Data center REITs, which invest in data storage centers
- Infrastructure REITs, which invest in infrastructure, such as pipelines and cellular towers
- Industrial REITs, which invest in facilities such as distribution centers and warehouses
- Timberland REITs, which specialize in harvesting and selling timber

If a REIT invests in a mix of property types, it's called a diversified REIT. If the properties it owns and manages don't fit into any other category, it's called a specialty REIT.

Mortgage REITs finance commercial and residential properties by investing in mortgages and mortgage-backed securities. These can be agency mortgages (secured by Fannie Mae, Freddie Mac or Ginnie Mae), non-agency mortgages, or commercial mortgages. Mortgage REITs typically specialize in either commercial or residential mortgages, but some invest in both.

These REITs borrow money to buy mortgages paying a higher interest rate. The difference between the rate the REIT pays lenders and the one it receives from investments, called the interest rate spread, is how it generates income and ultimately dividends for investors.

**How REITs work.** To qualify as a real estate investment trust, companies must meet certain guidelines set by Congress. In short, the company must:

- Be considered a corporation under the IRS revenue code
- Be managed by a board of directors
- Be held by at least 100 shareholders, with no fewer than five holding 50 percent of shares
- Invest at least 75 percent of assets in real estate, cash or U.S. Treasuries
- Derive at least 75 percent of income from real estate
- Have 95 percent of income be passive, which is income that doesn't require direct action from the corporation, such as rental payments
- Pay out at least 90 percent of its taxable income to shareholders through dividends

As long as it satisfies these requirements, a REIT is exempt from corporate taxes. So unlike a typical corporation, which has to pay taxes on earnings, a REIT's income is not taxed, leaving more money to pass on to shareholders. That's why you'll sometimes hear REITs referred to as pass-through investments, LaForge says. Investors still must pay taxes on most of the dividends at their ordinary income tax rates. However, as a result of tax reform, investors can deduct 20 percent of income from pass-through investments, lowering the maximum tax rate on REIT dividends from 39.6 percent to 29.6 percent.

It's a common misconception that REITs require investors to file a Schedule K-1, says Brad Case, senior vice president of research and industry information at Nareit, the REIT industry association. "REITs are companies like every other company in the stock market" and issue only 1099, he says.

**How REITs work inside your portfolio.** "Don't let anyone tell you that REITs are somehow separate and distinct from a stock portfolio," says Steve Violin, senior vice president and portfolio manager, F.L.Putnam Investment Management Co. in Wellesley, Massachusetts. They're not an alternative investment, nor are they a substitute for bonds, "but [are] an important part of a well-diversified portfolio."

Every portfolio needs four types of holdings: cash or short-term investments so you can pay your bills, stocks for their strong returns, bonds to provide a floor for your portfolio when stocks fall and real estate because it reduces portfolio volatility while boosting potential returns, Case says.

**Benefits of REIT Investing.** Unlike bonds, REITs provide both income and capital appreciation. REITs offer "diversification benefits over time relative to other asset classes and higher average yield compared to the broader equity markets," says Colby Feane, a portfolio strategist at Manning & Napier in Rochester, New York, who works closely with the firm's real estate funds. For example, REITs and stocks have a relatively low correlation and don't generally move in tandem.

The correlation between REITs and the broader stock market historically has averaged about 55 percent, Case says. "Any correlation less than 100 percent means if you hold those two assets together, it smooths out the changes in the value of your whole portfolio."

One reason for this low correlation is that REITs march to a different beat than the rest of the stock market. Most stocks are driven by the business cycle, which is the rise and fall of economic production. When the business cycle is expanding, market returns are good. But when it contracts and falls into recession, most investments begin to wane.

Not so for real estate, however. It follows a completely different cycle, appropriately called the real estate cycle. While the business cycle lasts four years on average, the real estate cycle often lasts closer to 18 years, Case says. So when stocks go down because the business cycle is in a recession, your real estate investments can continue to march happily along. This makes real estate a good diversifier for your portfolio.

Because REITs own real assets, they also provide some inflation protection. When inflation rises, the rents on apartments and the prices of hotel rooms also increase, and with them the income you receive from your REIT, Case says.

High dividend payouts are another way REITs shine. The FTSE Nareit All REITs Index, which includes all publicly listed, tax-qualified real estate investment trusts, has a dividend yield of 4.3 percent compared to 1.9 percent for the Standard & Poor's 500 index, as of February 2018, according to Nareit research. But this high yield can come at the cost of increased sensitivity to interest rates.

**Risks to REIT investing.** In general, REITs have the same risks as stocks, with an added emphasis on interest rate risk, LaForge says. "I wouldn't look at REITs as having any more risk than a traditional stock, but since they do have a higher dividend yield, they can be more sensitive to interest rate movements."

When long-term yields (for example, those on 10-year and 30-year U.S. Treasuries) rise, government bonds "compete against REITs for investors' money," he says. This is called the "crowding out effect" in investing.

For instance, when the 10-year Treasury note rose from 2.3 percent to 3 percent in the first two months of 2018, the REIT market fell 6 percent. A 4 percent yield on a REIT looks less appealing if you can get a 3 percent risk-free return on a 10-year Treasury note.

REITs are also subject to the risks all real estate investments face, such as falling property values or occupancy rates, Feane says. But different subsectors of the REIT market can behave differently to market conditions. "When investing in REITs, it's important to identify the risk factors specific to each company based on their property characteristics, geographic location and the market they operate in," he says.

**How do you buy a REIT?** Investing in REITs requires the same due diligence as stocks because REITs function like stocks. REITs "offer investors the benefits of real estate exposure along with

the liquidity of publicly traded stock," says Iman Brivanlou, head of high income equities at TCW in Los Angeles.

According to Nareit, \$1 trillion worth of publicly listed REITs trade on U.S. stock exchanges every day. These REITs are registered with the Securities and Exchange Commission and listed on a public stock exchange. Individual investors can buy publicly listed REITs the same way as any stock.

There are also public, non-traded REITs, which are registered with the SEC and subject to the disclosure requirements of any exchange-listed stock, though they don't trade on public exchanges. These REITs are less liquid than those trading on exchanges and may have a minimum holding period for investors.

Likewise, private REITs, which are not registered with the SEC or listed on national stock exchanges, aren't liquid and have redemption programs that can vary and change. Private REITs are generally sold only to institutional investors, such as pension funds or accredited investors (individuals with a net worth of at least \$1 million, excluding a primary residence, or with more than \$200,000 of income per year).

Investors can also access REITs through a REIT ETF or mutual fund, which pools investors' money to purchase a basket of REIT stocks. Bear in mind that not all real estate funds invest exclusively in REITs. Some funds may hold other real estate assets for broader exposure. Generally, a REIT-exclusive fund will say REIT in the name, LaForge says, but always research the fund's holdings and investment strategy before buying.

Investors should also "be thoughtful and selective in choosing a manager," Brivanlou adds. "Because the real estate market is perceived as a very stable industry, most REIT managers rarely focus on long-term secular trends."

This matters more when selecting an actively managed fund. "Choose a manager with an investment platform that has demonstrated substantial breadth of expertise across asset classes beyond just real estate, as that will be a tremendous advantage in evaluating long-term outcomes for many REIT subsectors," Brivanlou says.

Investors can also access the REIT market passively through a REIT exchange-traded fund that tracks a broader index, like the FTSE NAREIT Global REITs Index.

**How do you make money on a REIT?** However you invest, your total return for REITs combines two things: dividends and share price appreciation. Both are how investors make money on REITs.

Total return trips up some REIT investors, LaForge says. Investors tend to choose REITs with the highest dividend yield because they seem like the best REITs for income, but he cautions investors "not to reach for yield." The highest yielding REIT may not be the highest returning investment over time.

"Usually the higher the yield, the worse the financial situation of the company," he says. Like junk bonds, a REIT with above-average yield probably raised its yield to attract investors because the company was not as strong financially as its competitors. Often, the best REITs to invest in are those with average yields because they have stronger underlying fundamentals. This means they're more likely to appreciate in price and outperform with higher long-term total returns.

For the new REIT investor, LaForge recommends choosing quality over yield, which usually means large-cap funds with lower dividend yields.

**How to choose a REIT.** One goal should be to identify REITs with a strong and growing cash flow profile and an attractive price, Feane says. To determine how attractively priced a REIT is, look at its price minus its net asset value, or the per-share value of each of its holdings, called the P-NAV.

A positive P-NAV means you could purchase all of the REIT's properties more cheaply outside of the REIT itself, suggesting it's overvalued. If the P-NAV is negative, however, the properties are worth more outside the REIT, making it undervalued by the market.

Case prefers a simpler method of valuing REITs, that of comparing their dividend yields to those of other asset classes, such as corporate bonds. By comparing them, you can gauge how the market values the yields for each, he says. A higher yield means "you're getting that dividend stream for a [lower] price."

Other factors to consider when evaluating a REIT include "supply and demand, geographic location and other trends such as demographics that may impact rent and occupancy levels," Feane adds.

**CITY OF FAIRVIEW HEIGHTS, IL  
FOOD & BEVERAGE TAX REPORT  
Summary - All**

<b>COLLECTED MONTH OF:</b>	<b>MAY-2015 APRIL 2016</b>	<b>MAY-2016 APRIL 2017</b>	<b>MAY 2017 - APRIL 2018</b>	
MAY	\$174,616	\$174,616	\$185,677	\$11,061
JUN	\$200,370	\$197,280	\$180,795	(\$16,485)
JUL	\$173,655	\$187,884	\$174,195	(\$13,689)
AUG	\$173,027	\$188,179	\$190,106	\$1,927
SEP	\$178,239	\$171,560	\$178,726	\$7,166
OCT	\$160,273	\$161,419	\$157,259	(\$4,160)
NOV	\$167,909	\$180,015	\$194,834	\$14,819
DEC	\$184,313	\$163,022	\$179,175	\$16,152
JAN	\$167,698	\$194,908	\$207,221	\$12,314
FEB	\$209,651	\$170,369	\$151,471	(\$18,898)
MAR	\$180,696	\$182,724	\$159,856	(\$22,867.23)
APR	\$185,259	\$183,745	\$172,096	(\$11,649.45)
<b>TOTAL</b>	<b>\$2,155,706</b>	<b>\$2,155,720</b>	<b>\$2,131,412</b>	<b>\$ (24,308.16)</b>
<b>MONTHLY AVERAGE</b>	<b>\$179,642</b>	<b>\$179,643</b>		

**CITY OF FAIRVIEW HEIGHTS, IL**  
**HOTEL / MOTEL TAX REPORT**  
**Summary - All Hotels**

<b>COLLECTED MONTH OF:</b>	<b>MAY 2011 - APRIL 2012</b>	<b>MAY 2012 - APRIL 2013</b>	<b>MAY 2013 - APRIL 2014</b>	<b>MAY 2014 - APRIL 2015</b>	<b>MAY-2015 APRIL 2016</b>	<b>MAY-2016 APRIL 2017</b>	<b>MAY 2017 - APRIL 2018</b>	
MAY	\$51,562	\$76,867	70,550.73	\$83,448	\$63,247	\$78,268	\$98,946	\$20,678
JUN	\$50,039	\$96,687	71,307.00	\$93,183	\$81,589	\$89,866	\$112,339	\$22,472
JUL	\$61,645	\$79,430	84,602.79	\$88,248	\$111,108	\$94,195	\$82,224	(\$11,971)
AUG	\$67,747	\$102,111	88,916.45	\$91,794	\$117,257	\$88,178	\$114,247	\$26,068
SEP	\$60,771	\$85,282	93,891.56	\$92,982	\$61,148	\$70,399	\$107,636	\$37,236
OCT	\$58,942	\$70,399	69,053.21	\$87,358	\$71,742	\$89,876	\$116,430	\$26,554
NOV	\$76,196	\$77,067	74,924.39	\$70,743	\$96,784	\$113,340	\$34,852	(\$78,488)
DEC	\$69,169	\$72,134	72,670.86	\$102,684	\$90,420	\$61,108	\$61,766	\$659
JAN	\$48,664	\$49,753	61,456.30	\$44,914	\$52,471	\$69,453	\$76,957	\$ 7,504.05
FEB	\$47,406	\$45,249	43,860.05	\$47,416	\$46,978	\$50,779	\$51,366	\$587.12
MAR	\$48,099	\$45,678	55,042.59	\$53,437	\$49,236	\$60,392	\$55,680	(\$4,712.10)
APR	\$80,645	\$64,325	68,244.45	\$58,173	\$61,680	\$44,624	\$70,968	\$26,343.94
<b>TOTAL</b>	<b>\$720,884</b>	<b>\$864,983</b>	<b>\$854,520</b>	<b>\$914,378</b>	<b>\$903,660</b>	<b>\$910,477</b>	<b>\$983,409</b>	<b>\$ 72,931.48</b>
<b>MONTHLY AVERAGE</b>	<b>\$60,074</b>	<b>\$72,082</b>	<b>\$71,210</b>	<b>\$76,198</b>	<b>\$75,305</b>	<b>\$75,873</b>		

**CITY OF FAIRVIEW HEIGHTS, IL  
SALES TAX REPORT  
State 1% Municipal Tax Portion**

<b>DISTRIBUTION MONTH</b>	<b>MAY 2012 - APRIL 2013</b>	<b>MAY 2013 - APRIL 2014</b>	<b>MAY 2014 - APRIL 2015</b>	<b>MAY 2015 - APRIL 2016</b>	<b>MAY 2016 - APRIL 2017</b>	<b>MAY 2017 - APRIL 2018</b>	<b>% CHANGE</b>	<b>CHANGE IN DOLLARS</b>
MAY	\$ 629,863.98	\$ 601,011.50	\$ 584,713.94	\$ 586,147.75	\$ 632,285.33	\$ 571,553.40	-9.6%	\$ (60,731.93)
JUN	692,902.50	655,667.46	647,401.33	708,268.15	696,077.63	677,065.69	-2.7%	\$ (19,011.94)
JUL	578,187.49	574,119.26	578,345.95	563,612.88	576,220.16	599,877.49	4.1%	\$ 23,657.33
AUG	602,449.00	586,795.92	593,876.18	607,839.70	608,444.47	600,057.37	-1.4%	\$ (8,387.10)
SEP	663,854.82	610,055.28	579,381.42	653,462.36	679,234.60	613,965.54	-9.6%	\$ (65,269.06)
OCT	572,075.75	554,178.50	550,782.54	573,059.41	572,368.09	476,801.05	-16.7%	\$ (95,567.04)
NOV	620,158.32	574,589.49	579,500.49	642,921.78	599,121.43	575,354.24	-4.0%	\$ (23,767.19)
DEC	631,306.50	468,313.25	588,998.17	626,164.49	612,305.99	581,474.30	-5.0%	\$ (30,831.69)
JAN	576,698.91	589,088.14	580,475.99	627,103.06	570,540.96	564,056.46	-1.1%	\$ (6,484.50)
FEB	710,629.96	687,960.48	680,833.91	695,015.32	678,820.57	672,397.54	-1.0%	\$ (6,423.03)
MAR	1,049,090.01	969,659.49	1,028,593.77	1,041,010.81	974,290.59	935,340.51	-4.0%	\$ (38,950.08)
APR	532,313.55	458,225.94	528,428.24	519,339.92	488,717.27	528,625.80	8.2%	\$ 39,908.53
<b>YTD TOTAL</b>	<b>\$ 7,859,530.79</b>	<b>\$ 7,329,664.71</b>	<b>\$ 7,521,331.93</b>	<b>\$ 7,843,945.63</b>	<b>\$ 7,688,427.09</b>	<b>\$ 7,396,569.39</b>	<b>-3.86%</b>	<b>\$ (291,857.70)</b>
<b>YTD CHANGE</b>	<b>1.0%</b>	<b>-6.7%</b>	<b>2.6%</b>	<b>4.3%</b>	<b>-2.0%</b>			
<b>MONTHLY AVG</b>	<b>\$ 654,960.90</b>	<b>\$ 610,805.39</b>	<b>\$ 626,777.66</b>	<b>\$ 653,662.14</b>	<b>\$ 640,702.26</b>			

# PARKS AND RECREATION DEPARTMENT

## INTER OFFICE MEMO

TO: Elected Officials  
FROM: Angela Beaston, Director of Parks and Recreation  
DATE: May 14, 2018  
SUBJECT: Parks & Recreation Committee Agenda Overview

### Director's Report

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

Recreation Department: The Recreation Department is currently preparing for all of the fun programs that will keep residents of all ages engaged in the community throughout the summer. All the programs that are offered through the Parks and Recreation Department can be found in the Summer Newsletter that was distribute at the beginning of May.

Parks Department: The Parks Department along with the Public Works Department are currently performing renovations to the football field at Moody Park. We are adding dirt to create a surface with better drainage, reseeding the entire field and adding a sprinkler system. These renovations will allow for more activity with less stress to the field.

### Up Coming Events:

May 22<sup>nd</sup> – Senior Trip to the Science Center

May 24<sup>th</sup> – Safety Awareness Luncheon

June 4<sup>th</sup> – Camp Kodiak – First Day of day camp

### Agenda Review:

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

Agenda Item #2 – Community Clean Up Day - Recap

Agenda Item #3 – Recreation Complex: Update on progress. Attached in report is the monthly update from Holland Construction.



*Angela Beaston*  
*Director of Parks & Recreation*

*City of Fairview Heights*  
*10025 Bunkum Road*  
*Fairview Heights, IL 62208*  
*(618) 489-2040 - Office*  
*(618) 489-2047 - Fax*  
*www.cofh.org*



**WEEKLY PROJECT UPDATE**

**PROJECT:** Fairview Heights Recreation Center  
**ADDRESS:** 9950 Bunkum Road Fairview Heights, IL 62208  
**OWNER:** The City of Fairview Heights  
**DATE:** 5/4/2018

**CONSTRUCTION COMPLETE:** 2/19/2019  
**SUBSTANTIAL COMPLETION:** 2/19/2019  
**TOTAL LOST DAYS:** 33

**WEATHER**

	DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY
	Monday	4/30/2018	Yes	39-76	No	No
	Tuesday	5/1/2018	Yes	48-84	No	No
	Wednesday	5/2/2018	Yes	64-86	No	No
	Thursday	5/3/2018	No	65-74	Yes	Yes
	Friday	5/4/2018	Partial	53-76	No	No
	Saturday	5/5/2018				

Site	Began concrete layout at the outdoor track.
	Poured sidewalk at the north site entrance.
Building - Lower Level	Installed floor drains at the locker rooms.
	Continued the underground plumbing rough in at the group fitness and cardio room.
	Continued the east natatorium structural masonry wall.
	Continued the electrical wall rough in at the natatorium masonry walls.
	Installed rock at the group fitness rooms.
	Poured the pool mechanical and electrical room slab.
Building - Upper Level	Completed the underground electrical rough in.
	Completed the underground plumbing rough in.
	Installed rock for the floor slab.

**WORK PROJECTED NEXT WEEK**

Site	Continue layout at the outdoor track and begin digging for track curbs.
	Finish grade the south pond (delayed due to rain and muddy conditions).
	Begin backfilling islands and curbs.
Building - Lower Level	Prep and pour the locker room slab.
	Prep and pour the cardio and group fitness rooms.
	Complete the electrical and plumbing underground rough in at group fitness and cardio room.
	Complete the east natatorium structural masonry wall.
Building - Upper Level	Pour the slab on grade.
	Begin to set door frames.
	Begin the structural masonry walls.

**CONCERNS/DELAYS**

One day was lost this week due to rain and muddy conditions. Friday masonry continued but concrete and site work were rained out.



Electrical and Pool Mechanical Room Slabs



Upper Level Building Pad



Locker Rooms



West Natatorium Wall





**WEEKLY PROJECT UPDATE**

**PROJECT:** Fairview Heights Recreation Center  
**ADDRESS:** 9950 Bunkum Road Fairview Heights, IL 62208  
**OWNER:** The City of Fairview Heights  
**DATE:** 4/27/2018

**CONSTRUCTION COMPLETE:** 2/19/2019  
**SUBSTANTIAL COMPLETION:** 2/19/2019  
**TOTAL LOST DAYS:** 32

**WEATHER**

	DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY
	Monday	4/23/2018	No	48-59	Yes	Yes
	Tuesday	4/24/2018	Yes	48-69	No	No
	Wednesday	4/25/2018	Yes	40-69	No	No
	Thursday	4/26/2018	Yes	51-70	No	No
	Friday	4/27/2018	Yes	45-70	No	No
	Saturday	4/28/2018				

Site	Continued pouring the parking lot curbs.
	Continued to pour sidewalks around the dog park.
	Tested the water main and fire department connection lines.
	Began pouring sidewalks between parking lot islands.
Building - Lower Level	Completed the underground plumbing rough in at the locker rooms.
	Began the underground plumbing rough in at the group fitness and cardio room.
	Continued the underground electrical rough in at the electrical room.
	Continued the west natatorium structural masonry wall.
	Poured the remaining column pads at the cardio area.
	Began prepping the group fitness area subgrade for rough in.
Building - Upper Level	Began the underground electrical rough in.
	Began the underground plumbing rough in.
	Laid the first course of masonry.

**WORK PROJECTED NEXT WEEK**

Site	Continue pouring parking lot curbs.
	Finish grade the south pond (delayed due to rain and muddy conditions).
	Begin concrete prep work at the outdoor track.
Building - Lower Level	Complete the west natatorium structural masonry wall and begin the east wall.
	Complete the underground electrical rough in at the locker rooms and pool mechanical area.
	Complete the underground plumbing rough in at the pool mechanical area.
	Complete the pool mechanical room backfill.
	Pour the electrical and pool mechanical room slabs.
	Began the underground electrical rough in at the group fitness and cardio room.
	Complete the underground plumbing rough in at the group fitness and cardio room.
	Begin the rock installation at the locker rooms.
Building - Upper Level	Complete the underground electrical rough in.
	Prep and pour the floor slab.
	Begin to set door frames.

**CONCERNS/DELAYS**

One day was lost this week due to rain and muddy conditions.



Site Sidewalks



West Natatorium Wall



Upper Level - West Side



Locker Rooms





**WEEKLY PROJECT UPDATE**

**PROJECT:** Fairview Heights Recreation Center  
**ADDRESS:** 9950 Bunkum Road Fairview Heights, IL 62208  
**OWNER:** The City of Fairview Heights  
**DATE:** 4/20/2018

**CONSTRUCTION COMPLETE:** 2/19/2019  
**SUBSTANTIAL COMPLETION:** 2/19/2019  
**TOTAL LOST DAYS:** 31

**WEATHER**

	DAY	DATE	WORKED	TEMP.	PRECIP.	LOST DAY
	Monday	4/16/2018	Yes	31-47	No	No
	Tuesday	4/17/2018	Yes	28-58	No	No
	Wednesday	4/18/2018	Yes	40-74	No	No
	Thursday	4/19/2018	Yes	31-55	No	No
	Friday	4/20/2018	Yes	38-61	No	No
	Saturday	4/21/2018				

Site	Installed the force main up to Bunkum Road.
	Continued pouring the parking lot curbs.
	Continued the sidewalk at the dog park.
	Removed the existing storm sewer and structures along Bunkum Road.
Building	Completed the underground pool piping at the pool mechanical room.
	Began the underground plumbing rough in at the locker rooms.
	Began the electrical underground rough in at the lower level electrical room.
	Completed the building backfill process.
	Completed the upper level footings.
	Began structural masonry walls at the lower level.
	Completed the surge tank and backfill.

**WORK PROJECTED NEXT WEEK**

Site	Continue pouring parking lot curbs.
	Finish grade the south pond.
Building	Begin wall layout at the upper and lower levels.
	Begin underground plumbing and electrical rough in at the upper level.
	Continue structural masonry walls at the lower level.
	Complete the underground plumbing and electrical rough in at the locker rooms.
	Pour the electrical room slab at the lower level.
	Continue the electrical underground rough in at the lower level electrical room.
	Begin the underground plumbing rough in at the east half of the lower level.

**CONCERNS/DELAYS**




Gym Storage



Upper Level Footings



Outdoor Track



Locker Room Rough In





# CITY OF FAIRVIEW HEIGHTS

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

## INTEROFFICE MEMORANDUM

To: City Council  
From: Andrea Riganti, Land Use and Development Director  
Subject: Director's Report  
Date: May 10, 2018

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Following are the major action items or ongoing projects for the Department of Land Use and Development:

### Planning and Zoning

- Zoning Board of Appeals did not meet on May 3 due to lack of agenda items.
- Planning Commission met on May 10, 2018 to consider PC10-18, a request from Matthew Hortenstine representing Lucy's to approve a Site Development Plan in the "PB" Planned Business District at 823 Lincoln Highway to allow a bar/tavern (gaming facility) with a maximum of 13 seats and five gaming stations.

Planning Commission recommended approval with conditions, which will be considered by the Community Committee at the May 16 meeting.

- Planning Commission Development Code Committee (DCC) continues to meet to review the City's Development Code. The committee met on May 3 and is scheduled to meet on May 31 at 9:30 a.m. The DCC will be bringing forward comprehensive changes to the Development Code once the entire code has been reviewed. There are also several zoning text amendments that will be presented for consideration in the near future. The latter amendments will address pressing zoning and land use concerns or clarify the code.

### Code Enforcement Division

- The recent residential property maintenance permit summary is attached.
- Staff completed mosquito larvicide treatment of target water features.

### Building Division

- The recent building division summary is attached.

Please let me know if there are questions or concerns.

**2018 - CITY OF FAIRVIEW HEIGHTS - BUILDING PERMITS ISSUED**

TYPE OF PERMIT	January	February	March	April	May	June	July	August	September	October	November	December	TOTALS
NEW COMMERCIAL	0	0	2	4									6
SINGLE-FAMILY RESID	0	0	2	1									3
CONDOMINIUMS	0	0	0	0									0
RESID ADDN/ALTER	5	7	6	3									21
COMM ADDN/ALTER	2	4	5	6									17
GARAGES/CARPORTS SHEDS/POOLS/MISC	5	0	3	4									12
MANUFACTURED HOME	0	0	0	0									0
DEMOLITION - TOTAL	2	2	1	0									5
GRADING	0	0	0	1									1
SIGNS	4	4	5	15									28
APARTMENTS - NEW	0	0	0	0									0
<b>TOTAL</b>	<b>18</b>	<b>17</b>	<b>24</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>93</b>
*													



<b>PROPERTY MAINTENANCE MONTHLY REPORT</b>							
<b>OCCUPANCY PERMITS ISSUED (PAID)</b>							
<b>2018</b>							
<b>PERMITS PAID IN:</b>	<b>VOLUME</b>		<b>\$ TOTAL</b>		<b>YTD TOTAL</b>	<b>EXEMPTS</b>	<b>TOTAL PERMITS</b>
	\$10	\$50					
<b>JANUARY</b>	2	56	\$2,820		\$2,820.00	1	59
<b>FEBRUARY</b>	9	42	\$2,190		\$5,010.00	0	51
<b>MARCH</b>	5	59	\$3,000		\$8,010.00	5	69
<b>APRIL</b>	6	79	\$4,010		\$12,020.00	0	85
<b>MAY</b>			\$0		\$12,020.00		0
<b>JUNE</b>			\$0		\$12,020.00		0
<b>JULY</b>			\$0		\$12,020.00		0
<b>AUGUST</b>			\$0		\$12,020.00		0
<b>SEPTEMBER</b>			\$0		\$12,020.00		0
<b>OCTOBER</b>			\$0		\$12,020.00		0
<b>NOVEMBER</b>			\$0		\$12,020.00		0
<b>DECEMBER</b>			\$0		\$12,020.00		0
<b>TOTALS</b>	22	236			<b>\$12,020.00</b>	6	264

**PROPERTY MAINTENANCE MONTHLY REPORT  
2018 INSPECTIONS**

MONTH	APT.	S-F RNT	S-F SOLD	TOTAL
JANUARY - ISSUED	33	16	10	59
INSPECTIONS - COMPLETED*				0
FEBRUARY - ISSUED	25	18	8	51
INSPECTIONS - COMPLETE* **				0
MARCH - ISSUED	29	9	31	69
INSPECTIONS - COMPLETED				0
APRIL - ISSUED	36	8	42	86
INSPECTIONS - COMPLETED				0
MAY -- ISSUED				0
INSPECTIONS - COMPLETED				0
JUNE -- ISSUED				0
INSPECTIONS - COMPLETED				0
JULY -- ISSUED				0
INSPECTIONS - COMPLETED				0
AUGUST - ISSUED				0
INSPECTIONS - COMPLETED				0
SEPT - ISSUED				0
INSPECTIONS - COMPLETED				0
OCTOBER - ISSUED				0
INSPECTIONS - COMPLETED				0
NOVEMBER - ISSUED				0
INSPECTIONS - COMPLETED				0
DECEMBER - ISSUED				0
INSPECTIONS - COMPLETED				0
PAID = OCCUPANCY PERMITS ISSUED		INSPECTIONS = HOUSING INSPECTIONS PERFORMED		
		<b>YTD TOTAL ISSUANCES</b>		<b>265</b>
		<b>YTD TOTAL INSPECTIONS</b>		<b>0</b>



# CITY OF FAIRVIEW HEIGHTS

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

May 10, 2018

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

Dear City Council Members:

The petition listed below is hereby transmitted for your consideration:

<b>Petition No:</b>	PC10-18
<b>Petitioner:</b>	Matthew Hortenstine
<b>Request:</b>	Site Development Plan in "PB" Planned Business District
<b>Area Size:</b>	1,000 square feet of a 1.7 acre developed site
<b>Location:</b>	823 Lincoln Highway
<b>Hearing Date:</b>	May 8, 2018
<b>Proponents:</b>	0
<b>Opponents:</b>	1
<b>Recommendation:</b>	Approval
<b>Votes:</b>	Yeas: Moats, Mensing, Barkley, Carthen, Coleman, & Bramstedt Nays: Herrington, Wesemann, Hoppe, Smith Absent: McCarthy
<b>Report:</b>	Staff Advisory
<b>Ward:</b>	IV

Respectfully,

Jim Bramstedt, Chairman  
Planning Commission

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# STAFF ADVISORY

## PC10-08: SITE DEVELOPMENT PLAN – LUCY’S PLACE, 823 LINCOLN HWY

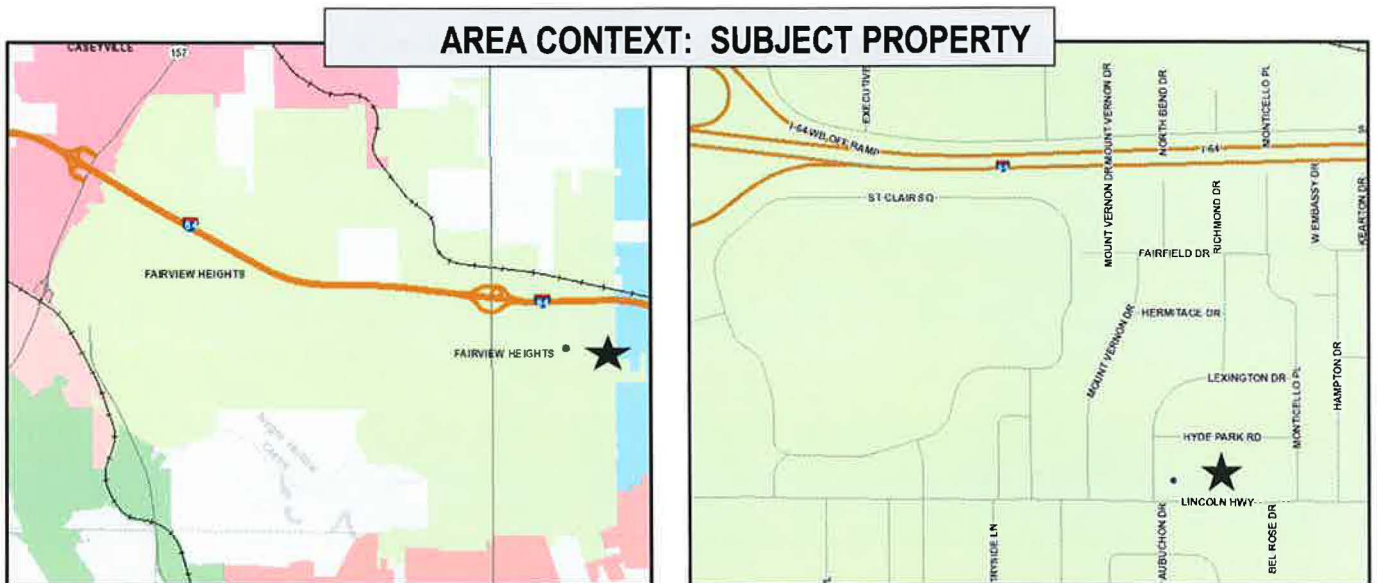
### 1. REQUEST

The Applicant is requesting review of a Site Development Plan for a bar/tavern (gaming facility) at 823 Lincoln Highway, Suite 2 in the “PB” Planned Business District.

Uses in the “PB” Planned Business District require the submittal of a Site Development Plan. A Site Development Plan requires review and recommendation by the Plan Commission at one (1) public hearing, review and recommendation by the Community Committee, and consideration by the City Council (Resolution format).

### Location

The subject property, 823, Suite 2 Lincoln Highway, is located in the middle-eastern portion of the City, south of Interstate 64 and east of St. Clair Square.



The site includes two strip center buildings that are 10,000 and 7,000 square feet in size, and occupied by retail, service and office uses. The subject property is located in the 7,000 square foot building on the east side of the parcel and is currently a vacant bay.

### 2. PROJECT INFORMATION

The project for the bar/tavern (gaming facility) will include the interior buildout of the 1,000 square foot bay to include cosmetic improvements and construction of a small bar area. There will be seating for 10-13 guests and five (5) video gaming facilities.

The business will be a third location in Fairview Heights for “Lucy’s Place” and be identical in operation to the two existing businesses. If the Site Development Plan is approved, the applicant’s intend to apply for a liquor license to sell beer and wine by the drink, in accordance with all applicable codes. The hours of operation are proposed to be Monday through Saturday: 8:00 a.m. – 1:00 a.m. and Sunday: 10 a.m. – 1:00 p.m. The establishment will monitored by surveillance cameras and alarm systems.

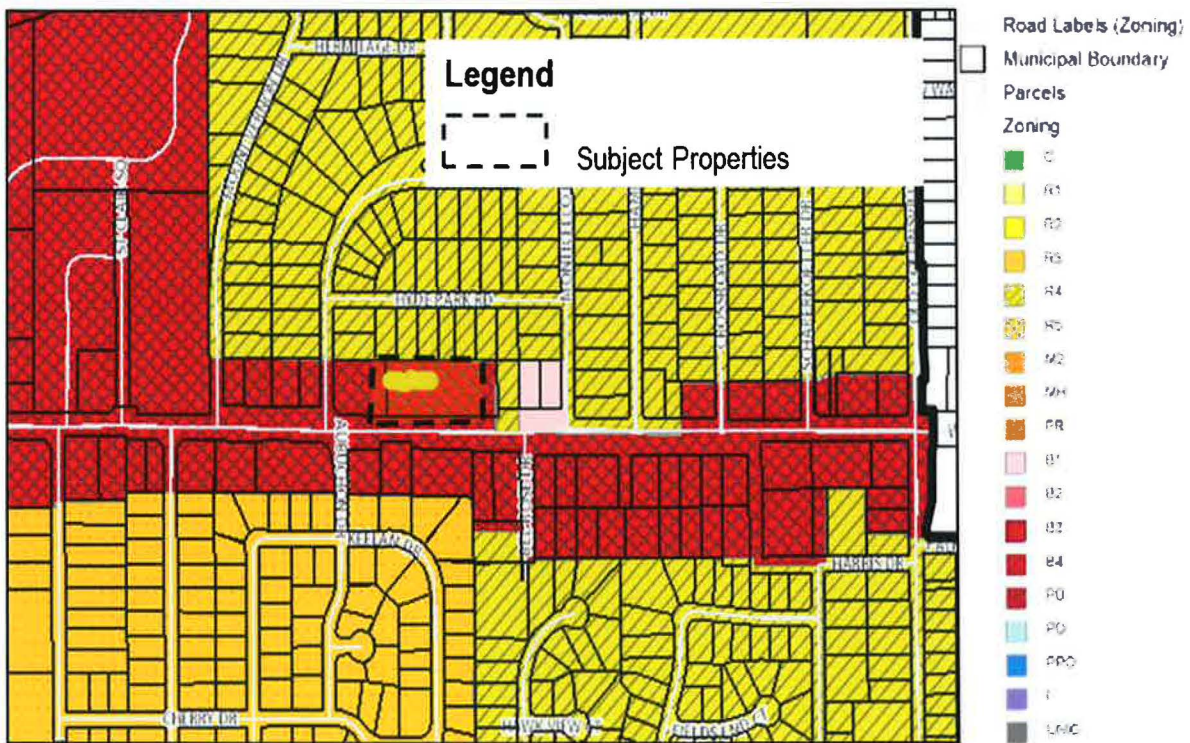
The business will comply with all local, state, and federal regulations concerning gaming, employment, and liquor control. It is anticipated that 4-6 staff members will be employed at this location.

### 3. PLANNING CONSIDERATIONS

#### Zoning and Land Use

The property is zoned "PB" Planned Business District. This district permits a variety of commercial developments in uses with an approved site development plan. Such plans are to be consistent with good planning practice, compatible with surrounding developments and uses, and may include specific conditions.

The surrounding land uses include a mix of residential and commercial. Properties to the south of the subject site are zoned "PB" Planned Business District and are developed as apartments and single family residences. The property to the west is zoned "PB" Planned Business District and developed as a financial institution. The properties to the north are zoned R-4 Single Family Residential District and developed as such. Properties to the east are a mix of zoning districts and uses, including residential and business.

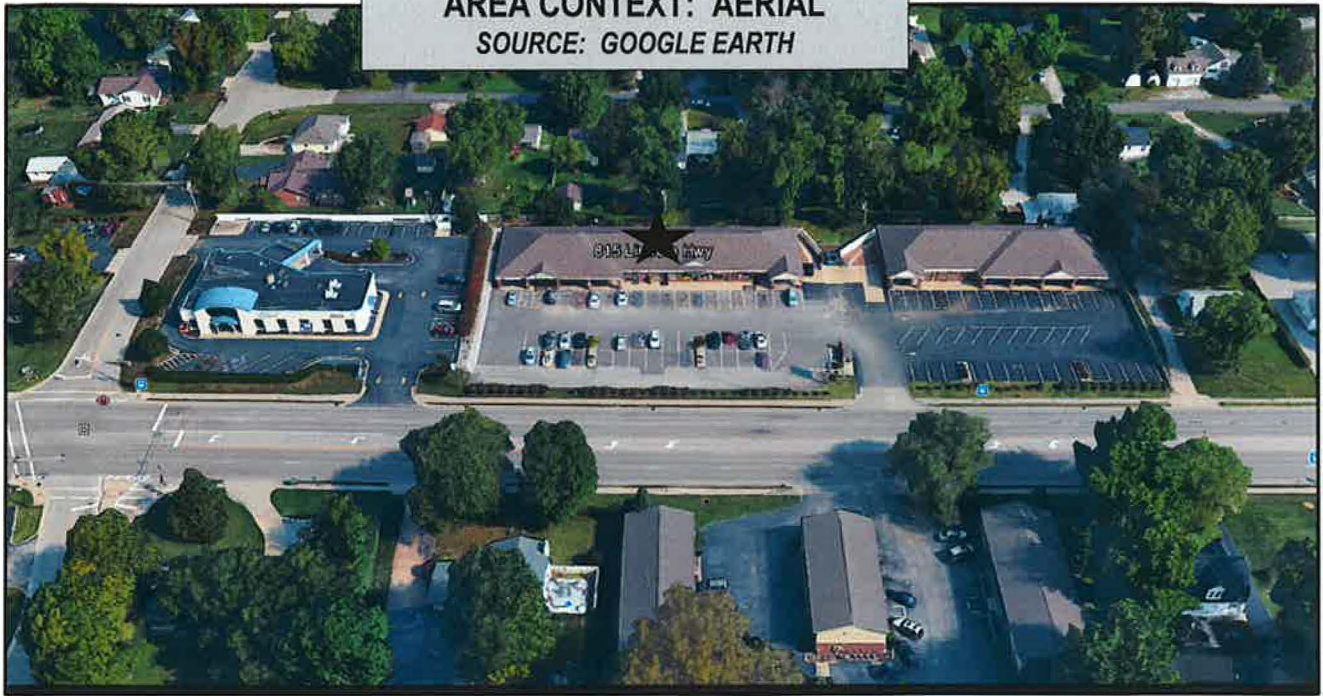


#### Site Access and Parking

The project is located in the Lincoln Place Center strip development. Access to the project will be provided by an existing bi-directional curb cut off of Lincoln Highway.

When originally developed, 93 parking spaces were created for a ratio of one space per 183 square feet of floor area. The Development Code requires parking for this use at a ratio of one space per four (4) seats plus two (2) spaces for every three employees on the maximum shift. Adequate on-site parking exists and will be provided.

**AREA CONTEXT: AERIAL**  
**SOURCE: GOOGLE EARTH**



## **Comprehensive Plan**

The 2012 Comprehensive Plan has identified the IL Rte. 159 corridor in this location as providing neighborhood-oriented retailers and services. Development in neighborhood commercial areas should be of a smaller scale and lesser intensity such that it is considered generally compatible with adjacent and nearby residential uses.

## **Site Planning Considerations**

The proposal is a re-occupancy of a bay in an existing development. Site considerations such as lighting, parking, and landscaping were approved as part of the overall site development.

## **Performance 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.

## Exhibits

1. Application and Supporting Documents
2. Public notice
3. Surrounding Property Owners
4. Resolution and Findings of Fact

Exhibit 1  
Application Supporting Documents

**APPLICATION FOR SPECIAL USE PERMIT OR  
DEVELOPMENT PLAN**



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

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

Case Number Assigned: <u>PC 10-18</u>	Date Proof of Public Notice Sign Provided: _____
Date Application Received: <u>4/17/18</u>	Zoning District of Property: <u>PB-Planned Business</u>
Date Set for Hearing: <u>5/8/18</u>	Recommendation of Plan Commission: _____
Name of Newspaper and Publication Date: _____	Date of Final City Council Decision: _____
Publication Fee Paid: _____	Action by City Council: _____

Development Plan:  \_\_\_\_\_ Amended Development Plan: \_\_\_\_\_  
Special Use:  \_\_\_\_\_

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

- Name of property owner(s): 815 Lincoln Place Centre, LLC  
Mailing address: 2015 Fairfield Place, O'Fallon, IL 62269  
Phone: 618-616-8498  
E-Mail: robbiemize4@gmail.com
- Name of applicant (if other than owner): Lucy's Place, LLC  
Relationship to owner (contractor, family member, lessee, etc.): Lessee  
Mailing address: P.O. Box 248, Effingham, IL 62401  
Phone: 217-540-3003  
E-Mail: hortenstine@taylorlaw.net ; hill@taylorlaw.net

3. Address of property: 823 Lincoln Highway, Suite 104, Fairview Heights, IL 62208  
 Parcel (Tax) ID number: 03-27.0-215-027  
 Present use of property: Unoccupied Bay  
 Zoning district: Planned Business

4. Type of Development for which permit is requested:  
Gaming Cafe = Bar / Tavern

5. (For residential developments only)  
 Density : N/A  
 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: Robert K. Mize Date: 3/27/2018  
 Robert K. Mize, President

Signature of Applicant: Matthew R. Hortenstine Date: 3/26/18  
 Matthew R. Hortenstine, President



Corporate Office  
P.O. Box 248  
Effingham, IL 62401  
www.playlucys.com

## NARRATIVE

Location: 823 Lincoln Highway, Suite 104  
Fairview Heights, IL 62208

Our Location is located within an existing strip mall known as Lincoln Place with current tenants in adjoining bays. Our buildout will consist of updating the ceiling, install flooring, and inserting small bar area. We will paint the location and install trim. We anticipate the rehabilitation to modest and cosmetic in nature.

Lucy's Place is a gaming café providing video gaming entertainment located along major thoroughfares and business districts designed to provide a relaxed, low-key environment for our customers. We have two existing locations in Fairview Heights. This location will be identical to them.

While our Location will have a beer and wine license, Lucy's Place is not intended to appeal to the "bar crowd". In fact, we firmly manage a four (4) drink maximum. Loud, bawdy and inebriated behavior is not allowed. Our facilities are impeccably clean. Our employees are trained to be polite and unobtrusive when serving our customers while preserving a quiet, relaxed environment.

We expect modest, low-key traffic patterns from mid-morning through mid-afternoon, with the highest traffic volumes to be early in the morning, and then again after normal work hours into the early evening, and then returning to modest patterns in the later evening hours. We do not expect our traffic to negatively impact the 9 to 5 business traffic.

Lucy's Place has 31 licensed gaming cafés within the State of Illinois including 2 locations licensed by the City of Fairview Heights located at (1) 337 Market Place, Fairview Heights, IL; and (2) 4521 N. Illinois, Belleville, IL. We expect to employ approximately 2 full-time and 3-5 part-time employees.

Application for Special Use Permit

Applicant: Lucy's Place, LLC

Location: 823 Lincoln Highway, Suite 104  
Fairview Heights, IL 62208

LEGAL DESCRIPTION

The East Half of Lot No. 8 and all of Lots 9, 10, 11, 12 and 13 of "Capitol Oaks a Subdivision of part of the North East Quarter Section 27 T. 2 N. R. 8 W St. Clair County, Illinois; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "43" on Page 56.



823 Lincoln Highway, Suite 104  
Fairview Heights, IL



Exhibit 2  
Public Notice

**CITY OF FAIRVIEW HEIGHTS**

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

April 17, 2018

Fairview Heights Tribune:

Please publish one (1) time the attached Public Notice:

**PC10-18, Development Plan, 823 Lincoln Hwy., Suite 104, Fairview Heights, IL  
Matthew R. Hortenstine**

This notice needs to appear in the newspaper by April 19, 2018. Please contact me at **489-2063** if there is a problem with this deadline.

Please bill the Land Use & Development Department for this publication.

Sincerely,

Kendra Tucker  
Recording Secretary



## CITY OF FAIRVIEW HEIGHTS

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

### PUBLIC NOTICE

Notice is hereby given that a public hearing will be held before the Fairview Heights Planning Commission on Tuesday, May 8, 2018 at approximately 7:10 p.m. in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, at which time and place the Commission will consider a Development Plan within the "PB" Planned Business District to allow a bar/tavern (gaming café) at 823 Lincoln Highway, Suite 104, PIN 03-27.0-215-027.

Request was made by Matthew R. Hortenstine, President, on behalf of Lucy's Place, LLC. P. O. Box 248, Effingham, Illinois 62401.

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

Dated this 17<sup>TH</sup> day of April, 2018.

### FAIRVIEW HEIGHTS PLANNING COMMISSION

BY: Jim Bramstedt, Chairman  
PC 10-18



Exhibit 3  
Surrounding Property Owners

**CITY OF FAIRVIEW HEIGHTS**

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

April 18, 2018

**RE: PC10-18, Development Plan, 823 Lincoln Highway, Fairview Heights, IL (03-27.0-215-027), Lucy's Place, LLP.**

DEAR SURROUNDING PROPERTY OWNERS:

Enclosed please find a copy of "Notice of Public Hearing" which appeared in the Thursday, April 19, 2018 issue of the Fairview Heights Tribune.

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

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

The public hearing will be held before the Fairview Heights Planning Commission in the Fairview Heights Municipal Complex, 10025 Bunkum Road, Fairview Heights, Illinois, on Tuesday, May 8, 2018 beginning at approximately 7:00 p.m., in the City Council Chambers.

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

Sincerely,

Kendra Tucker  
Recording Secretary  
Enclosure  
PC10-18

OWNER	ADDRESS	ADDRESS2	CITYST	ZIPCODE
FOREST HILLS LP	%BAUER MANAGEMENT LLC	918 FREEBURG AVE	BELLEVILLE, IL	62202623
BRANDI RUCKEL	1 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	62208
JEREMY & BRANDI FOPPE	10 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	622082118
TIFFANY S SMTIH	105 KEELAN DR		FAIRVIEW HEIGHTS, IL	622082837
MACK J & JANET M SCHMITT	105 PINE DALE DR		SWANSEA, IL	622262333
JACQUELINE S GLOVER	107 KEELAN DR		FAIRVIEW HEIGHTS, IL	622082837
Resident	109 KEELAN DR		FAIRVIEW HEIGHTS, IL	62208
KEVIN P THOMAS	109 BAYBERRY DR		FAIRVIEW HEIGHTS, IL	62208
STEVEN W SR & CINDY R PHELPS	11 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	622082117
RICHARD BARKER	11 MONTICELLO DR		FAIRVIEW HEIGHTS, IL	62208
MARCO INVESTMENT GROUP LLC MAR	1101 CENTREVILLE AVE		BELLEVILLE, IL	62220
BPD COMPANY II LLC	11939 MANCHESTER RD STE 133		SAINT LOUIS, MO	631314502
Resident	12 AUBUCHON DR		FAIRVIEW HEIGHTS, IL	62208
MYUNG JA KANG	12565 FALLING LEAVES CT		SAINT LOUIS, MO	631417464
BONEVA & JIMMIE DURHAM	13 LEXINGTON DR		FAIRVIEW HEIGHTS, IL	62208
ROBERT L & JEAN CARGAL	13089 TRACY LN		CREAL SPRINGS, IL	629223851
BARNUM ANN M MARTZ BETTY L &	1322 THREE RIVERS DR		OFALLON, IL	62269
Resident	14 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	62208
JOSEPH H LEE	15 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	62208
JAMES R WHITFIELD	15 LEXINGTON DR		FAIRVIEW HTS, IL	622082138
ANTHONY W & EILEEN P HORNACEK	16 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	622082118
ROBERT & MARY KAY BRUNS	2 LEXINGTON DR		FAIRVIEW HTS, IL	622082120
815 LINCOLN PLACE CENTRE LLC	2015 FAIRFIELD PL		O FALLON, IL	622697236
DENNIS A & LYNDA R WOOFF	3200 JAMES TER		ALTON, IL	620025552
Resident	4 MONTICELLO PL		FAIRVIEW HEIGHTS, IL	62208
DONNA SHINSKY	4 HYDE PARK RD		FAIRVIEW HTS, IL	622082118
HAROLD WEISSERT	4 LEXINGTON DR		FAIRVIEW HTS, IL	622082120
CRAIG & BETTY KONECZNY	5 HYDE PARK RD		FAIRVIEW HTS, IL	622082117
LURENDA & ELIZABETH ANN DAILEY	5 LEXINGTON DR		FAIRVIEW HEIGHTS, IL	622082119
AARON P PATON	5 MONTICELLO DR		FAIRVIEW HEIGHTS, IL	62208
EDEN VANESSA	5509 PONTIAC		FAIRVIEW HEIGHTS, IL	62208
Resident	6 LEXINGTON DR		FAIRVIEW HEIGHTS, IL	62208
SHAUNDRA JOHNSTON	6 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	622082118
KIMBERLY NOTHSTINE	6 MONTICELLO PL		FAIRVIEW HEIGHTS, IL	622082224
CELESTE B BERRY	7 HYDE PARK RD		FAIRVIEW HTS, IL	622082117
JERRY WEAVER	7 LEXINGTON DR		FAIRVIEW HEIGHTS, IL	62208
APRIL VIVIAN	7 MONTICELLO PL		FAIRVIEW HEIGHTS, IL	62208
CARAVIA HOLDINGS GROUP INC	725 S SKINKER UNIT 7C		SAINT LOUIS, MO	63105
N & U PROPERTIES INC	7342 WOLFRUN TR		FAIRVIEW HEIGHTS, IL	62208
Resident	8 HYDE PARK DR		FAIRVIEW HEIGHTS, IL	62208
Resident	8 MONTICELLO PL		FAIRVIEW HEIGHTS, IL	62208

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JOHN R WILSON	8 LEXINGTON DR		FAIRVIEW HTS, IL	622082120
Resident	801 LINCOLN HWY		FAIRVIEW HEIGHTS, IL	62208
KENNETH RODEWALD	801 LINCOLN HWY STE B		FAIRVIEW HEIGHTS, IL	62208
LAWRENCE & THELMA MUELLER	804 LINCOLN HWY		FAIRVIEW HTS, IL	622082217
LAWRENCE F & THELMA L MUELLER	812 LINCOLN HWY		FAIRVIEW HEIGHTS, IL	622082217
Resident	815 LINCOLN HWY		FAIRVIEW HEIGHTS, IL	62208
Resident	818 LINCOLN HWY		FAIRVIEW HEIGHTS, IL	62208
QUAYLE ALPHINE F TRUSTEE QUAYL	820 LINCOLN HWY		FAIRVIEW HEIGHTS, IL	622082217
Resident	825 LINCOLN HY		FAIRVIEW HEIGHTS, IL	62208
BETTY LEE TRUSTEE TOUCHETTE	828 LINCOLN HIGHWAY		FAIRVIEW HEIGHTS, IL	62208
AARON FIELDS	829 LINCOLN HWY		FAIRVIEW HEIGHTS, IL	622082216
Resident	832 LINCOLN HY		FAIRVIEW HEIGHTS, IL	62208
Resident	833 LINCOLN HY		FAIRVIEW HEIGHTS, IL	62208
Resident	836 LINCOLN HY		FAIRVIEW HEIGHTS, IL	62208
ANDY & CONNIE S YON	9 HYDE PARK RD		FAIRVIEW HEIGHTS, IL	62208
RICHARD J TROLARD	901 LINCOLN HWY		FAIRVIEW HEIGHTS, IL	62208
Pontiac-Wm. Holliday District #105	c/o Supt. Julie Brown	400 Ashland Avenue	Fairview Heights, IL	62208
Belleville Twp High School District #201	c/o Supt. Dr. Jeff Dosier	920 N. Illinois Street	Belleville, IL	62220
Fairview Caseyville Twp Fire	c/o Chief Bryan Doyle	214 Ashland Avenue	Fairview Heights, IL	62208
Resident	714 Lincoln Highway		Fairview Heights, IL	62208
Resident	716 Lincoln Highway		Fairview Heights, IL	62208
Resident	718 Lincoln Highway		Fairview Heights, IL	62208
Resident	720 Lincoln Highway		Fairview Heights, IL	62208
Resident	722 Lincoln Highway		Fairview Heights, IL	62208
Resident	724 Lincoln Highway		Fairview Heights, IL	62208

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

**RESOLUTION PC 10-18**

**A RESOLUTION ADOPTING FINDINGS OF FACT PC10-18 RELATING TO A REQUEST FROM MATTHEW HORTENSTINE TO APPROVE A DEVELOPMENT PLAN WITHIN "PB" PLANNED BUSINESS ZONED PROPERTY FOR BAR/TAVERN ESTABLISHMENT WITHIN LINCOLN PLACE CENTER 823 #2 LINCOLN HIGHWAY**

**WHEREAS**, Matthew Hortenstine, hereinafter referred to as the "Applicant," has properly applied for a Development Plan approval for bar/tavern establishment within the "PB" Planned Business District located at 823 Lincoln Highway, PIN # 03-27.0-215-027.

**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 May 8, 2018, 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, 823 Lincoln Highway, is zoned PB Planned Business District. The parcel of land is approximately 1.7 acre in size containing two buildings of 10,000 and 7,000 square feet. The center is occupied by uses including retail, service and office. Suite #2 is located in the 7,000 square foot building on the west side of the parcel.
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 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 be consistent with the Comprehensive Plan.
12. That this Development Plan approval will allow for the applicant's use of business zoned property for a 1,000 square foot bar/tavern at the property as it is proposed per the Development Plan by the Applicant.
13. That the bar/tavern will be limited to 13 number of seats.
14. That the hours of operation shall be: Monday through Thursday: 8:00 a.m. – 11:00 p.m., Friday and Saturday 8:00 a.m.-12:00 a.m., and Sunday: 10 a.m. – 11:00 p.m.
15. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
16. 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.
17. That the Applicant will obtain all building, sign, business license, and other permits and licenses required for this development.
18. That the Applicant shall adhere to all performance standards outlined in Section 14-3-20 of the Development Code.
19. That this Development Plan Approval shall automatically expire if the use is not initiated within one year of City Council approval.

The motion for the adoption of the foregoing resolution was duly seconded by; Hoppe upon vote being taken thereon, the following voted in favor thereof: Moats, Mensing, Barkley, Carthen, Coleman, and Bramstedt.

and the following voted against the same: Herrington, Wesemann, Hoppe, and Smith.

and the following abstained: None

and the following were absent: McCarthy

whereupon said resolution was declared duly passed and adopted by the Fairview Heights Planning Commission this the 8<sup>th</sup> day of May 2018.

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Planning Commission Chairman

**ATTEST:**

\_\_\_\_\_  
Land Use Director

Alexander Plocher, hereby acknowledges receipt of this Permit and that he has reviewed the conditions of this Permit and have agreed that he will comply with the terms of this Permit.

By: \_\_\_\_\_

Its: \_\_\_\_\_

**STATE OF ILLINOIS)**

**) SS.**

**COUNTY OF \_\_\_\_\_)**

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018 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.

\_\_\_\_\_