



**BUILDING AND
DEVELOPMENT COMMITTEE
AGENDA
FOR
TUESDAY, NOVEMBER 25, 2025
AT
6:00 PM
VILLAGE HALL - COUNCIL
CHAMBERS**

MEETING CALLED TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approval of meeting minutes for October 28, 2025.

PERSONS WISHING TO ADDRESS THE COMMITTEE

1. NEW BUSINESS

1.1. Review and recommendation for Ameren substation.

1.2. Review and recommendation regarding Meridian Plaza Office Building.

1.3. Review and recommendation on Legacy Heights Townhomes

REPORTS

Building Permit Reports

Building & Zoning Administrator Report

ADJOURNMENT



Memo

From: Erika Heil, Director of Community Development
Date: November 25, 2025
RE: Approval of meeting minutes for October 28, 2025.

Proposed Motion:

ATTACHMENT(S):

Description

B&D Meeting Minutes 10-28-25.pdf

B&D Meeting Minutes – October 28th, 2025

Victor Smith – Chairman

Okay, we are going to call to order the Building and Development Meeting for Tuesday, October 28th, 2025. It is approximately 6:01 PM. Roll call, please.

Chelsea Hull – Administrative Assistant

Victor Smith – here; Brian Paul – here; David Rands – here.

Victor Smith – Chairman

Awesome, guys. Okay, may I have a motion and a second on the meeting minutes, please?

Brian Paul – Trustee

I vote for approval of meeting minutes for September 23rd, 2025.

David Rands - Trustee

Second

Victor Smith – Chairman

Any questions, concerns, comments?

Chelsea Hull – Administrative Assistant

Victor Smith – aye; Brian Paul – aye; David Rands – aye.

Victor Smith – Chairman

Next on the agenda is, persons looking to address the committee. Do we have anybody in place? Anyone? Please identify yourself, and feel free to speak.

Bill Davison

My name is Bill Davison, and I am here as both a resident of Glen Carbon and the chairman of the Planning and Zoning Commission, which, unfortunately, too many people seem to be aware of this. I'm here tonight because I wanted to address you guys before we go into this. The convenience store that's on your agenda for the night. One of the things that we've tried to look at a great deal is how things fit within the overall neighborhood that they're coming into. And after going through the Meridian Plaza drawings and the traffic flows and the streets, I'm not so sure that this is a good place for that development. There's literally not good access to it. You're going to really overburden Magnolia coming across from the other

and coming along on 157. With the traffic at the heavier times, morning and evening, a lot of times even around noon, there's going to be a lot of conflict with people coming around Magnolia with the people leaving and coming from the apartments on the first part. I don't think the interior streets are really set up to handle that kind of a business at that particular location. I think it's going to create traffic problems, people trying to make left turns at rush hour, both in the morning out of that on 157 coming in there, which the only other option for turning left is to go to the stop sign and make a left turn on Meridian and make a left turn on Magnolia. So again, I think there's traffic problems. I'm sure the hours and the lighting are going to be an issue. If I were an individual that would spend upwards of three grand a month on an apartment, I'm not sure, but that's what I'm probably facing. And I think overall with the dental offices, the other things that we know that are coming in there, Again, I'm just not sure that it's a great fit. Ultimately, you guys have got to make the decision. It may end up before the Planning and Zoning Commission. But just up front, I'm going to say that after conversations, we're just not sure that that's the direction that we want to go there. Do you guys have any questions?

Victor Smith – Chairman

The first one I would ask is, have you seen the studies like from IDOT or is it a gut feeling. What's the basis for your reluctance to see this particular development.

Bill Davison

A little bit gut feeling and being around here for a long time. I go in and out of that off Meridian Road on average, probably three to six times a day and I'm retired. I just, I see the whole thing. And my biggest problem is the infrastructure. And within Meridian Plaza, you've got that roundabout. And to me, that's the only way people are going to be coming through there. I don't think the traffic flow through there is set up well for that kind of an operation. Most of the other stuff that's going to go in there that we've seen like the dental office it's business hours and then it shuts down and it's not going to be the same kind of thing.

Victor Smith – Chairman

Any questions for the distinguished gentleman?

David Rands - Trustee

I know they've rented some of the apartments there. Have you by any chance talked to any of the people who have moved into the Meridian Plaza place, into the Mia Rose Apartments?

Bill Davison

Not as of yet, no. That would be on my agenda to do whoever's in charge to go down to the office and talk to some of them before it would, if it comes up, in front of our board, and I would also be recommending that the other members of the commission do the same thing.

Victor Smith - Chairman

Anything further? Thank you very much.

Bill Davison

Thank you, gentlemen.

Victor Smith - Chairman

Do we have any others? All right, moving on to new business. May I have a motion and a second on agenda item 1.1?

David Rands - Trustee

I move for review and recommendation of the Meridian Plaza Convenience Store.

Brian Paul – Trustee

Second

Erika Heil – Director of Community Development

In front of you tonight, and we're having technical difficulties, I don't have a packet in front of me, but I can't recite to you my glowing narrative for the project, but Justin is here to discuss the project for the ZX store to be located at the Meridian Plaza. And the staff did meet with Mr. Wilkinson and his team to discuss the project. And this project will require a full-site plan. It's our understanding at this time, we're not seeking any variances for this project, and it does meet the zoning that is outlined in Meridian Plaza.

Justin Venvertloh - TWM

Good evening. I'm Justin Venvertloh with TWM here tonight representing JD Street and Company and Jay Wilkinson on the site plan for Meridian Plaza Lot 1. As Erica mentioned, it is an approximately 6,400 square foot convenience store with 12 fuel pumps. It's located on Lot 1, which is right in the very northeast corner of the development at the intersection of Illinois Route 157 and Magnolia Drive. There are two proposed entrances into the site, one from the intersection of Magnolia and Magnolia and one along Magnolia closer up to Illinois Route 157. We are meeting all of the ordinances the village has in place. This was, as you guys are well aware, this was a master plan development. We had previously done a

traffic study based on some known end users so when these intersections and the interior streets were planned for this development, we have taken into account all of this traffic that's going to be generated. That would include this project. We always had planned a convenience store at this location, and it's in the traffic study as such. As you're probably aware, they did provide a dedicated right turn lane into this project along Route 157 and widened Meridian Road to provide dedicated left turn lanes and a right turn lane at the intersection of 157 and Meridian. So, all the intersection improvements, the road widenings, you know, the original developers spent in excess of \$1,000,000 to do these off-site improvements that accounted for all of the traffic from this master plan development. The interior streets themselves, they are three lane streets, so they have two through lanes and a dedicated left-hand turn lane throughout the project. The roundabout itself is, you know, one of the most efficient ways of passing through traffic. There won't be a two-way or a four-way stop there. The traffic is continuously moving and can handle any sort of volume that would be generated interior to the site. The utilities with the original development, we stubbed utilities to this lot, so the sanitary sewer and water main. The Village of Glen Carbon will provide service. It is immediately available along the frontage along Magnolia Drive. They are providing a couple site amenities with a dog park at the front of the development at the intersection of 157 and Magnolia, along with a walking path in the northeast corner of this project. The dumpster enclosure is kind of hidden behind the building. There will be a drive-through pickup window on the eastern side of the site. And there is pedestrian access, so you can literally come from 157 and walk directly into the site via sidewalk. There are members of Jay Wilkinson and JD Street here with any questions. We did provide a rendering of what the proposed building could look like and there's a bunch of interior stuff in there as well from the original planning document. Happy to answer any questions you may have.

Victor Smith – Chairman

Sure. First of all, do you guys have any?

David Rands - Trustee

I was just wondering if you had an idea of what hours you were going to be open or is it too early?

Unknown Speaker

It's too early to say. But that being said, we have 18 locations and only three of them are 24 hours. So, I would imagine it would be 5am to 10pm would be a guess. But that's just a guest for now.

David Rands – Trustee

Typical. You're not anticipating that 24-hour location. I guess that's a better question.

Unknown Speaker

That is. We avoid the 24 hour. Let's put it that way.

Brian Paul – Trustee

What's the drive thru for? What happens at the drive thru?

Unknown Speaker

Everything. We sell everything through the drive thru. You can pay for gas through the drive thru. You can get anything you want in the store through the drive thru. We will have food, coffee, and soda. Typical. Most of our locations are currently have, that's our MO, to have a drive thru.

Brian Paul – Trustee

Liquor.

Unknown Speaker

Yes.

Erika Heil – Director of Community Development

I have a question. You'll be keeping the ZX location on the corner of 159 open.

Unknown Speaker

Yes, actually, that's not ours. We supply their fuel. The closest one we own is in Troy.

Erika Heil – Director of Community Development

Oh, okay.

Victor Smith – Chairman

Where at in Troy?

Unknown Speaker

162 and Riggin Rd. We also own one in Bunker Hill.

Victor Smith – Chairman

It's not like an overly big place because you know, Mr. Davison had expressed a couple of concerns. I certainly understand it because this is primarily a place where people live. I can

kind of understand and then with the traffic issues, but it doesn't look like this place is like really, really big. How many spaces are there?

Justin Venvertloh - TWM

Parking wise, per village code, we would be required to have 32 spaces. We're technically overparked with 49 spaces currently.

Victor Smith – Chairman

Okay, but that would be a rare occasion when every spot will be taken up, I would imagine.

Justin Venvertloh - TWM

Correct, yeah.

Victor Smith – Chairman

You know, I guess in the theme of being a good neighbor, and I'm sure all this is going to come up in Bill's planning and zoning commission meeting regarding this project, with the lights and the runoff and all that, things that can be potential nuisances to the neighbors. I see the basin, so that's obviously taken care of. What about the Ginger Creek Properties is on one side. I guess, buffering for the people who may not want to look at the backside of a convenient mart or to deal with the cars.

Justin Venvertloh - TWM

Yeah, so currently there is a tree buffer between the Ginger Creek and this property. Directly behind this is the multi-tenant retail buildings at X-Golf and F-45 and soon to be the Lottie's Cafe is currently in. Then across the street is owned by McMahon Property which feature restaurant slash sports bar. And then obviously diagonal from here is the Latitude 38, which is the multi-family.

Victor Smith – Chairman

Sure, and I can see on the plans that there are a lot of commercial type places there, but there is a spot there that says Ginger Creek Property. So I just wanted to hear, the conversation of how that's going to be, somewhat insulated from the residential and the commercial, because that side is on the side with the drive-through.

Justin Venvertloh - TWM

That's correct, yes. So, that's an office building currently. It's not residential. That's part of the office park within Ginger Creek.

Erika Heil – Director of Community Development

If it was residential, like as you have seen, like if you look like behind where Hardee's is, there is a white fence that runs between that and differential. So we do have that as a requirement in our code. However, in this case, it does appear that this particular property is surrounded by commercial.

Victor Smith – Chairman

Okay, and it appears that way. I just, like I said, I wanted to address some of the concerns because, they're legitimate and, I can see the plans. I don't know what all he's seen just to give you guys a chance to just have that conversation, just for the benefit of everybody that's here.

Justin Venvertloh - TWM

In terms of lighting we're required to meet village code, which we absolutely will do.

Erika Heil – Director of Community Development

Photometrics are part of the entire site plan.

Victor Smith – Chairman

Fantastic.

Brian Paul - Trustee

Justin, how does it work when the overall development has a anticipated stormwater detention and then there's a development that exceeds its paving requirements?

Justin Venvertloh - TWM

Yeah, so we did the master stormwater report for the Meridian Plaza development, and we currently make the best guesstimate when you do these regional detention basins. What we've been doing with each site lock permitting is showing in a report what our original assumptions were versus what is actually planned and provide that differential.

Throughout the first couple projects within this project, our assumptions have been above and beyond what's actually being paved. We will provide that report with our next submittal for review by the village's engineer. We do have some space if we needed to expand that basin. It can be expanded on this property, the basin's in the northeast corner and it outlets into the Route 157 right-of-way.

Erika Heil – Director of Community Development

And those are two separate parcels and they're going to remain that way.

Justin Venvertloh - TWM

Our assumptions will be proved out.

Brian Paul - Trustee

You just keep a running tabulation as it goes.

Justin Venvertloh - TWM

Yeah, we've been kind of just preparing reports as we go and making sure that our assumptions are good. So far they have been. So we're pretty conservative when we do these overall. I'm not sure if you were around or not, but when we did this overall project there was approximately 50% reduction not in this drainage area but in the drainage area that goes north and south that was being released in the Timberwolf there's a 50% reduction in storm water runoff by providing those four inline basins.

David Rands – Trustee

Now was this basin in the original plan or is this an addition?

Justin Venvertloh - TWM

This was in the original plan, yeah. There was a big ridge midway between this and there was a couple acres that did drain into, there's a culvert on the sidewalk that drains into Illinois Route 157 right of way. So that was an original drainage area. We kept that drainage area, plan to take the lot one water into that basin. So a portion of Magnolia Drive, is collected by a storm sewer and pipe over there currently but we'd always plan to have this lot be served by that Basin.

Victor Smith - Chairman

Anything else fellas no okay thank you Justin.

Justin Venvertloh - TWM

Thank you.

Victor Smith - Chairman

Roll call

Erika Heil – Director of Community Development

Victor Smith – aye; Brian Paul – aye; David Rands – aye.

Victor Smith – Chairman

All righty. Moving on to the next agenda item. May I have a motion and second, please?

David Rands - Trustee

I move for review and recommendation of Shake Shack.

Brian Paul – Trustee

Second.

Erika Heil – Director of Community Development

Tonight, the next project in front of you is Shake Shack. This is a project that we met with our development meetings on. So we have, just so you know, we have two development meetings a month where we have projects that are in their infancy and they want to come in and whether they're ready to come here at the end of that meeting or not, it kind of depends. The projects meet with building development staff, village administrator, and the public works director so that we can kind of flush out some of all these kinds of things. So this would be the next restaurant that is looking to locate in Orchard Town Center, zoned appropriately for this type of use. At this stage, we're not sure if there are going to be variances required or requested or not, but they are ready to present the meeting, they presented with renderings. Someone is here from Shake Shack to discuss that.

Vanessa Stickel

Hi, so I'm Vanessa Stickel. I'm with Feasibility Insights. I'm actually here representing on behalf of Shake Shack. So just a little bit about Shake Shack. They're a fast casual restaurant. They're about 3,000 square feet. They will have a proposed drive-through as part of this development. In addition, they will also have a patio area that will have kind of railing around it with patio tables, chairs, and an umbrella. As far as variances, I think originally we were looking at a parking variance. We worked through that with Shake Shack, and now we're compliant with what the code requires for parking. They haven't really got into the stage of full site plans. Landscaping is something that we still need to look at as far as compliance. I know that Chick-fil-A had some street tree variances because of site constraints, so not fully into all of that. Right now it doesn't look like we're anticipating any of it, but I did want to call that out. Just overall, I guess, from Shake Shack's perspective, they're really excited to be in Glen Carbon. I really don't have a lot to say unless you guys have questions that I can help answer.

Victor Smith - Chairman

Any questions concerning these comments?

Brian Paul – Trustee

A couple, if you don't mind. I'm very excited about the opportunity for sure. I guess I would look at the plan and I have a little bit of concern about the dumpster location, just because it feels so prominent at the intersection of the site. I've expressed another concern of a different parcel, but we have perimeter sidewalks, but we have no connectivity from the sidewalks into many of the sites. And so if there's an opportunity to just bring pedestrian access into these sites.

Vanessa Stickel

Yeah, I think Shake Shack would be agreeable to adding pedestrian access. We see that come up a lot. As far as the trash enclosure, I do see it's kind of prominent there on Robinson Lane, and I think that is what TSG Drive. Would you be open to screening that, or is it the location of it in general? I mean, I think even if they pushed it further back on the site in the parking lot, we're still going to be kind of adjacent to the, what is that, Troy Road and Robinson Lane. Their preference is to keep it away from the drive-through area, I think, where you would typically see it, because they have the patio there, so they get concerns with just people dining outside and then having the trash enclosure in close proximity. But if it's something that you want us to look at, I can definitely take it back to Shake Shack.

Brian Paul – Trustee

I mean, I don't want to prescribe the outcome. I'm just sensitive to the overall development dealings and not being, you know, the dumpster, the first thing you encounter as you arrive.

Erika Heil – Director of Community Development

One thing that they did request that we recommended that they change was an entrance off of Robinson. So they did reconfigure that per our request.

Vanessa Stickel

I think they actually shifted the trash enclosure into that location that they were proposing as the drive. I think when they shifted the trash enclosure, that's what gave us the ability to add increased parking so that we're at 64 now. So, I guess that would be the other call out if we shift the dumpster enclosure, then we'd be looking at like a parking insufficiency as well.

Erika Heil – Director of Community Development

Dumpsters are required to be enclosed. There is immediate screening.

Vanessa Stickel

It will match the building, like prototypically, like their standard trash enclosure will match the look of the building, so it'll be complementary to that, and then whatever landscape requirements around it.

Brian Paul – Trustee

I certainly have no language to support this opinion, but I'm not a fan of EFIS as a material, just in terms of sturability, but dictates otherwise. Those are my thoughts.

Victor Smith – Chairman

Anyone for you?

David Rands – Trustee

None.

Victor Smith – Chairman

I have none. If nothing further we will take a vote, please.

Chelsea Hull – Administrative Assistant

Victor Smith – aye; Brian Paul – aye; David Rands – aye.

Victor Smith – Chairman

Thank you.

Vanessa Stickel

Thank you, it's a nice little village.

Victor Smith – Chairman

Thank you. We try hard. All right, on to administrative reports.

Erika Heil – Director of Community Development

Thank you. In front of you, you've got our handy-dandy monthly reports by class and by all kinds of fun little listings. So we did have 45 permits that were issued in the month of September, \$1.1 million valuation added to the village, which we're always very excited to see. So again, right now, the biggest one was roof by far. Again, solar is really slowing down this year since those subsidies have expired. So at this time, we'll be working on construction season is will be ceasing. We're right now in the plan receiving mode. We'll be receiving more plans as they come to fruition as they come to get ready for for you all. Then the primary bulk of the packet is the draft comp plan this will has been reviewed by and

approved for recommendation from the Planning and Zoning Commission. So we had the public hearing in April. There were some tweaks that needed to be made to the plan. Just a couple of, some of the colors were wrong on the map for a couple of different areas. We got those cleaned out going parcel by parcel throughout the village, so it did take a little time just to triple check everything. There was one property owner made a request after the Planning Commission meeting to have her property correctly re-identified, so we're waiting on that final map. But basically what you've got in front of you is 99.9% of everything. It's been available on the website, all of its iterations. This most recent copy is updated to the website as well as are the maps. Just to be clear, on the maps regarding street usage and where we're going to have to streamline the street, tree-lined streets and boulevards and those types of things, those haven't been vetted through our engineering firm, nor have they been, you know, they're just their concepts, their ideas for the future. Road placement, I know that on one of the maps it shows where we're going to extend out to Mont Road. That is not something that we have planned. That is not, that is a line on, that is a future.

David Rands - Trustee

An aspirational building.

Erika Heil – Director of Community Development

There you go, delusion of grandeur, if you will. So it could go north or south a couple of, I mean, it could go a variety of ways. That's just one thing in there just to keep in mind on that. The primary goal is the future land use for those areas. Nothing significantly has been changed. We're not bringing in heavy industry. We haven't added significantly. What this map does for the comp plan is basically add a definition of character place types throughout the village in hopes that we can in the next budget year be able to expand upon our single-family residential offerings. Right now we have one primary, we have one single-family residential code and we have a variety of place types. We want to be able to provide more offerings as the housing market has significantly changed in the last 20 years. While we can't be everything to everybody, we do want to try to make some adjustments so we're not having to be as cookie cutter as we may have been. If there are any questions that you guys have for me, please ask them out or feel free to reach out to me. Then this will be on the agenda for the next board meeting. It was going to be tonight with the consultant wasn't able to attend and we wanted to make sure you all had time to look at the final document. Do you have any questions about the process or any of that? We started this, it started before I came, so we're happy to move forward with it.

Victor Smith – Chairman

It's a rather girthy document.

Erika Heil – Director of Community Development

It is.

Victor Smith – Chairman

But it's good because I know it's been a little while. I was happy to participate in one from 20 years ago, whenever it was. So I know the effort that goes into it, so I applaud you. Can't wait to consume it.

Erika Heil – Director of Community Development

Feel free, I think there's a summary in the front.

Victor Smith – Chairman

Oh no, that's cheating.

Erika Heil – Director of Community Development

Other than that, everything seems to be going smoothly. We are continuing to work on a variety of the remodel projects. We're continuing to work with Meijer. As you see, they have cleared that ground and they've received their grading permit. We are hoping to meet with them probably next week again to talk about some of the infrastructure that on their updated plans. So that's all seems to be moving in a very positive direction. And we have some, we've had some other conversations that we hope will come to fruition that we'll be able to present to you guys in the future.

Victor Smith – Chairman

Fantastic. Thank you.

Erika Heil – Director of Community Development

Thank you, gentlemen.

Victor Smith – Chairman

Anything else?

David Rands - Trustee

Nothing.

Victor Smith – Chairman

Okay, thank you. That's the last thing we have on our agenda for this evening, fellas.

Brian Paul - Trustee

So adjourned.

David Rands - Trustee

Second.

Victor Smith – Chairman

All in favor.

Everyone

Aye

DRAFT



Memo

To: Building and Development Committee Members
From: Erika Heil, Director of Community Development
Date: November 25, 2025
RE: Review and recommendation for Ameren substation.

Proposed Motion:

Ameren Substation

Address: Southeast of the Intersection at Interstate 270 and 255

Existing Zoning: Agricultural

Parcel Nos. 14-1-15-31-00-000-012
18-1-14-36-00-000-007

Requested Variance: None

The proposed project is for an Ameren owned substation along Interstate 255. Currently one parcel is located within the Village, and the second parcel would need to be split and annexed into the Village and zoned for agricultural use.

Village staff met with Ameren to review the project and at that time there did not seem to be the need for any variances, however that is subject to change once signage is designed and the site plan

documents are created.

Attached are an initial concept plan for your review

The Community Development recommends favorable consideration by the Building and Development Committee to the Planning and Zoning Commission.

ATTACHMENT(S):

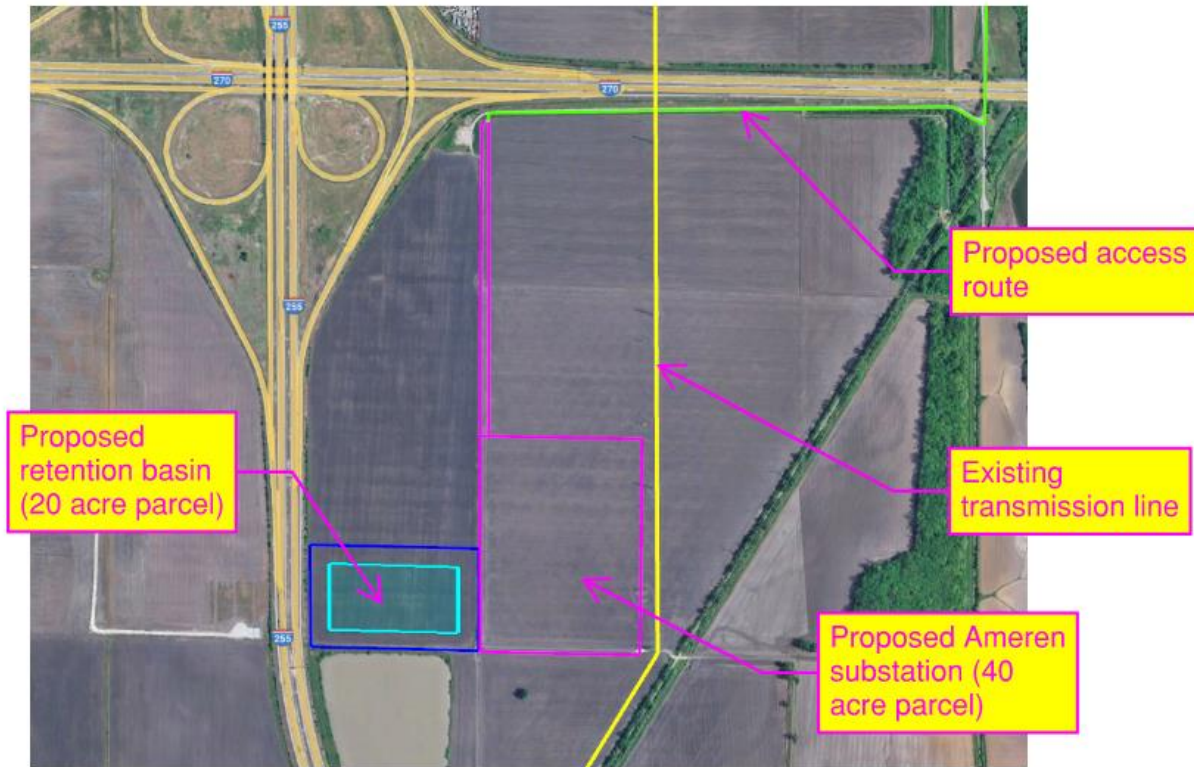
Description

Truett Substation Narrative.pdf

Ameren Truett Site Plan_Draft 11-17-25.pdf

SCOPE: Install a new 345 kV substation to be named the Truett Substation

LOCATION: Southeast of Intersection at Interstate 270 and 255



PROJECT SCHEDULE:

- Summer 2027- Begin construction
- Winter 2028- Substation operational

SITE DESCRIPTION:

New ~12 acre substation to be constructed immediately west of existing transmission line corridor. Private substation access road to be located off Frontage Rd. Site located in Flood Zone AH. As a critical facility, pad will be elevated 3-ft above the BFE of 422.4 and the access road will be elevated at or above the BFE (per Section 12-1-9.A.5). Ameren will work with IDNR Office of Water Resources to obtain a floodplain permit. A proposed stormwater detention basin will be constructed immediately south of the substation. Fill material will be obtained from the proposed retention pond on the western parcel. The western parcel is currently outside of Glen Carbon jurisdictional limits and located within Unincorporated Madison County. Madison County has delegated permitting to Village of Glen Carbon. Western parcel to be annexed into Village of Glen Carbon limits. IDOT has been notified, and they have verified that the bridges off Sand Rd and Frontage Rd



are not posted and cleared for legal loads. Madison County Transit has been notified as well. No public utilities (water, sewer, etc) are needed for the substation. Site is currently zoned A-1 Agricultural.

Interstate 255

Paladin Properties, LLC
Keller Properties, LLC

Lot 1
20.00 Acres

BORROW AREA/RETENTION BASIN
156,100 CY (BANK)

Gass Farms Land Trust

Existing Pond

N/F
LLSM LLC
Lot 2
40.00 Acres

217' Wide Existing Easement
per
Doc. No. 2023R07885
& Bk. 2687, Pg. 518

30' Wide Existing Easement

5' WIDE F.B.D. @ 0.5%
2' WIDE BERM AT VARIABLE
HEIGHT FROM EL. 422 TO 425

5' WIDE F.B.D. @ 0.5%
2' WIDE BERM AT VARIABLE
HEIGHT FROM EL. 422 TO 425

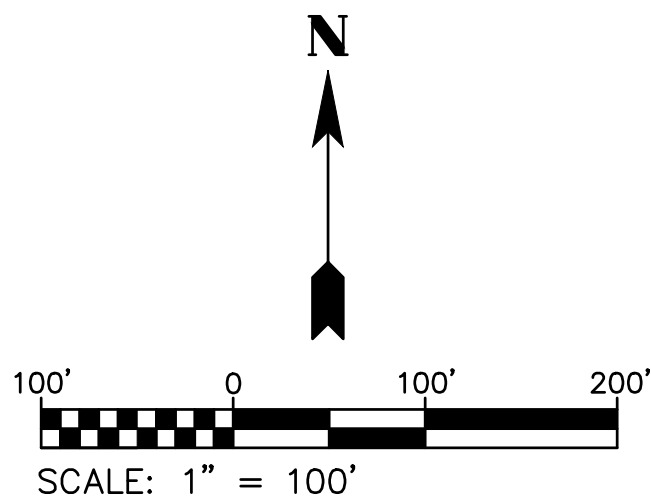
STORMWATER
DETENTION BASIN

2' WIDE BERM AT ELEV.
422.0

OVERFLOW WEIR

104" 12" DIA. RCP OUTLET
PIPE

TOPSOIL FILL REQUIRED:	3,400	CUBIC YARDS (ASSUMES 6" PLACEMENT IN ALL SEEDED AREAS & 15% SHRINKAGE FACTOR)
TOPSOIL CUT TO BE USED IN LIEU OF SUBSOIL FILL:	6,800	CUBIC YARDS (SEE GRADING NOTE #X)
TOPSOIL CUT:	12,900	CUBIC YARDS (ASSUMES 6" REMOVAL IN ALL DISTURBED AREAS & 15% SHRINKAGE FACTOR)
EXCESS TOPSOIL:	2,700	CUBIC YARDS (ASSUMES 15% SHRINKAGE FACTOR)
SUBSOIL CUT TOTAL:	1,000	CUBIC YARDS (ASSUMES 10% SHRINKAGE FACTOR)
SUBSOIL CUT SUITABLE FOR FILL:	1,000	CUBIC YARDS (ASSUMES 10% SHRINKAGE FACTOR)
APPROXIMATE SPOILS:	900	CUBIC YARDS
SUBSOIL FILL REQUIRED:	148,300	CUBIC YARDS
SUBSOIL FILL FROM ON-SITE BORROW:	140,500	CUBIC YARDS
TOTAL SUBSOIL FILL AVAILABLE ON SITE:	148,300	CUBIC YARDS (ON SITE BORROW+TOPSOIL+SPOILS)
EXCESS SOILS TO BE STOCKPILED ON SITE:	3,500	CUBIC YARDS (TO BE SPREAD ON BOTTOM OF BASIN)

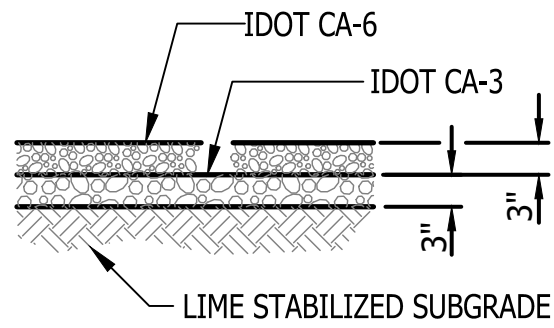


LEGEND

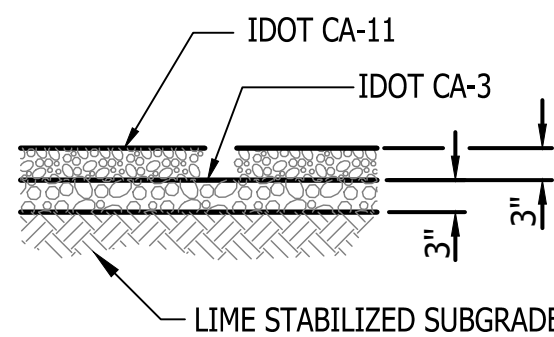
- XXX.XX PROPOSED ROCK ELEVATION
- XXX.XX PROPOSED SUBGRADE ELEVATION
- XXX.XX PROPOSED FINISHED GRADE ELEVATION
- F.B.D. FLAT BOTTOM DITCH
- T.O.S. TOE OF SLOPE
- T.O.B. TOP OF BERM
- 674— EXISTING GRADE LINES
- 674 — PROPOSED GRADE LINES
- — — PROPERTY LINE
- — — EXISTING AERIAL UTILITY LINE
- — — EXISTING EDGE OF PAVEMENT
- x — PROPOSED SUBSTATION FENCE
- PROPOSED TOP OF BERM
- PROPOSED CULVERT

GENERAL NOTES

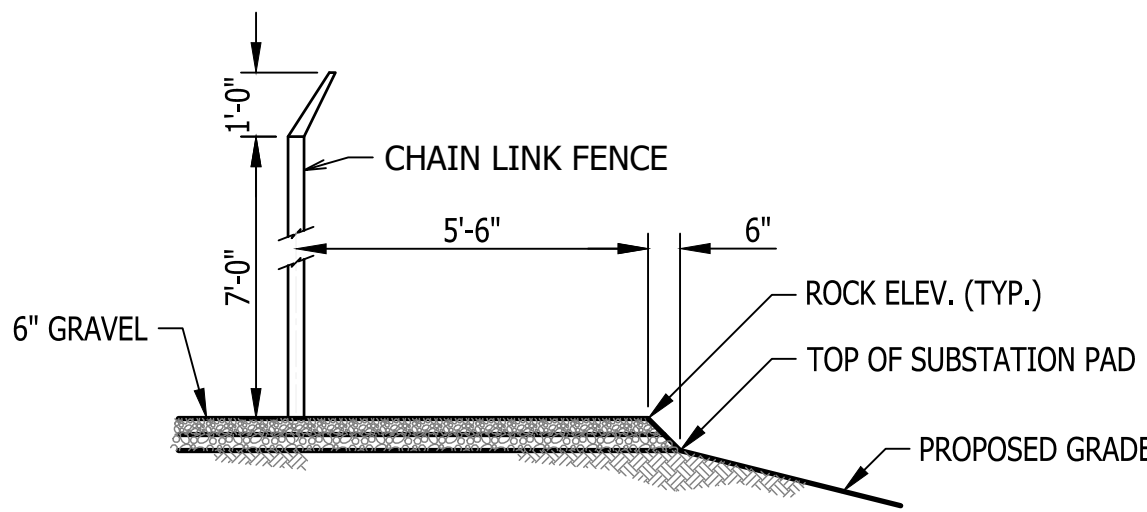
- PROPOSED GRADES & CONTOURS REPRESENT FINISHED EARTH GRADE OF SOIL SURFACE AND DOES NOT ACCOUNT FOR CRUSHED STONE SURFACE.
- GRADING PLAN BASED ON PUBLICLY AVAILABLE LIDAR DATA.
- FINAL GRADE OF SUBSTATION PAD TO BE AT MINIMUM ELEVATION OF 425.4 PER VILLAGE OF GLEN CARBON ORDINANCE 12-1-9.A.5 WHICH STATES CRITICAL FACILITIES SHALL BE ELEVATED TO 3' ABOVE THE BFE. A BFE OF 422.4 WAS TAKEN FROM THE FEMA FIRM MAP DATED 8/10/2022. SITE IS LOCATED IS FLOOD ZONE AH.
- FINAL GRADE OF ACCESS ROAD TO BE AT MINIMUM ELEVATION OF 422.4 PER VILLAGE OF GLEN CARBON ORDINANCE 12-1-9.A.5 WHICH STATES THAT ACCESS TO CRITICAL FACILITIES SHALL BE ELEVATED AT OR ABOVE BFE.



CRUSHED STONE ROADWAY DETAIL
FOR USE IN DRIVING LANES
WITHIN SUBSTATION YARD



CRUSHED STONE YARD SURFACE DETAIL
AREAS OTHER THAN DRIVING LANES



TYPICAL SECTION OF GRADE OUTSIDE OF FENCE

REV	DATE	DRF	DESCRIPTION	ENG	RWV	APPD
000A0	11/17/2025	AMS	CONCEPTUAL LAYOUT	#	#	#
#	#	#	#	#	#	#
#	#	#	#	#	#	#
#	#	#	#	#	#	#
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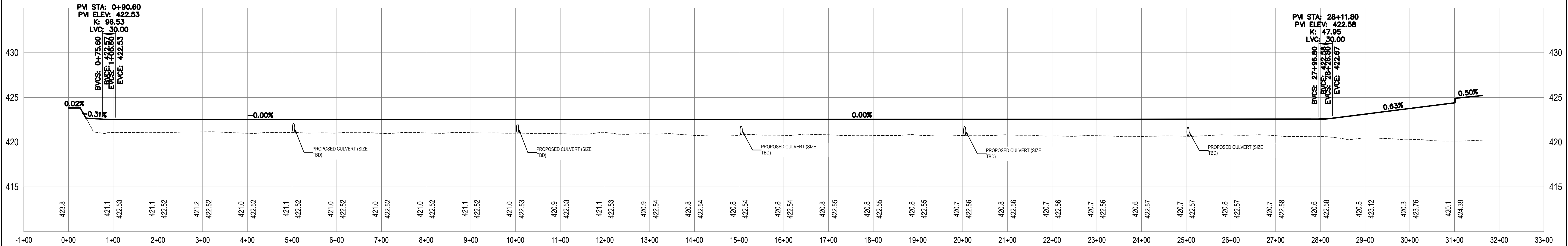
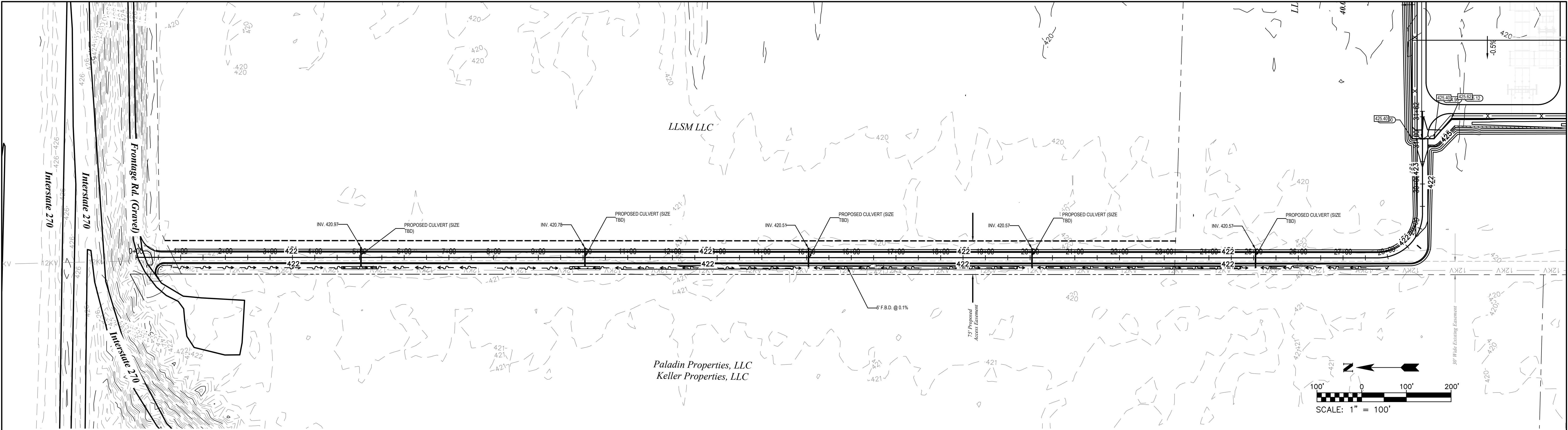
NOTICE OF LIMITATION OF LIABILITY
THE RESPONSIBILITY OF THE UNDERSIGNED ENGINEER IS LIMITED TO THE DESIGN WORK SHOWN ON PROJECT DRAWINGS AND DOCUMENTS BEARING HIS/HER SIGNATURE OR INITIALS. HIS/HER DOES NOT HAVE AUTHORITY OVER THE PROJECT AS A WHOLE. THE UNDERSIGNED EXPRESSLY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY FOR ANY WORK DONE IN ANY SUBSEQUENT REVISIONS AND FOR ANY OTHER DOCUMENTS ASSOCIATED WITH THE PROJECT WHICH DO NOT BEAR HIS/HER SEAL, SIGNATURE OR INITIALS OR ANY COMBINATION THEREOF. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED, USED OR ALTERED IN ANY WAY, IN WHOLE OR IN PART, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF AMEREN. COPYRIGHT 2019 AMEREN



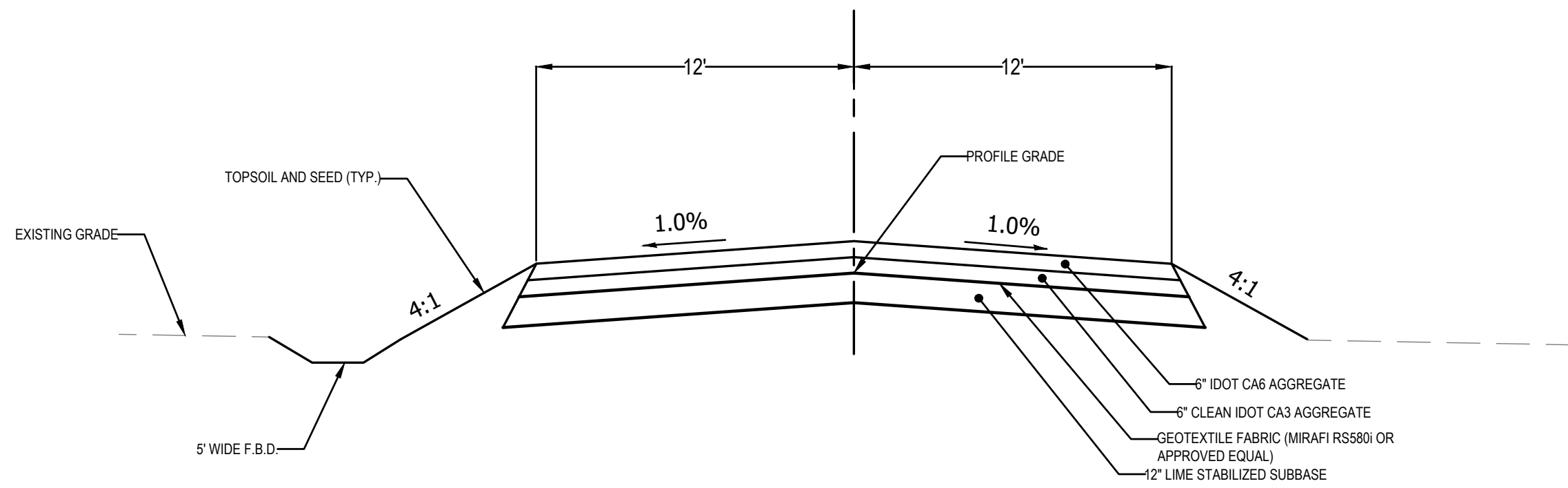
PROPERTY
GRADING PLAN
TRUETT SUBSTATION
#

DFR: #	DATE: #	SCALE: 1"=100'	SUB CLASS: #	LOC: #
ENG: #	DRAWING NUMBER			REV
RWV: #	TRUT-C-000001-001			##
APPD: #				

TRUETT GRADING PLAN_DRAFT2




NOTES
PROPOSED PROFILE GRADE REPRESENTS FINISHED
SUBGRADE ELEVATION.



ACCESS ROAD PROPOSED TYPICAL SECTION

NOT TO SCALE
LOOKING BEHIND STATION

REV		DATE	DRF	DESCRIPTION		ENG	RWV	APPD		PROPERTY ACCESS ROAD TYPICAL SECTION & PROFILE TRUETT SUBSTATION #						
000A0	11/17/2025	AMS	CONCEPTUAL LAYOUT		#	AMS	#	#								
#	#	#	#		#	#	#	#								
#	#	#	#		#	#	#	#								
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#										LOC #						
<p>THE RESPONSIBILITY OF THE UNDERSIGNED ENGINEER IS LIMITED TO THE DESIGN WORK SHOWN ON PROJECT DRAWINGS AND DOCUMENTS BEARING HIS/HER SIGNATURE OR INITIALS. HE/SHE DOES NOT HAVE AUTHORITY OVER THE PROJECT AS A WHOLE. THE UNDERSIGNED EXPRESSLY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY FOR ANY WORK DONE IN ANY SUBSEQUENT REVISIONS AND FOR ANY OTHER DOCUMENTS ASSOCIATED WITH THE PROJECT WHICH DO NOT BEAR HIS/HER SEAL, SIGNATURE OR INITIALS, OR ANY COMBINATION THEREOF. ALL RIGHTS RESERVED. THIS DRAWING MAY NOT BE REPRODUCED, USED OR ALTERED IN ANY WAY, IN WHOLE OR IN PART, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF AMEREN. COPYRIGHT 2019 AMEREN</p> <p>NOTICE OF LIMITATION OF LIABILITY</p>										DPR: #	DATE: #	SCALE: 1"=100'	SUB CLASS: #	REV		
										ENG: #		DRAWING NUMBER			TRUT-C-000002-001	#
										RWV: #						
										APPD: #						



Memo

To: Building and Development Committee Members

From: Erika Heil, Director of Community Development

Date: November 25, 2025

RE: Review and recommendation regarding Meridian Plaza Office Building.

Proposed Motion:

Meridian Plaza Office Building

Address: 95 Magnolia Drive

Existing Zoning: General Commercial PDP

Parcel No. 14-2-15-22-00-000-050

Requested Variance: Parking and Storm Sewer Piping

The proposed project is for a 3-story office building located at the corner of 157 and Meridian Road. This approximate 9,000 square foot building will be the cornerstone piece of the Meridian Plaza Development.

Village staff held a development meeting with the engineer and architect with the project and this building is consistent with the zoning and concept of the Meridian Plaza PDP.

Village staff supports both variances of the reduction of parking by 10 spaces and the use of the HDPE pipe.

Attached are an initial concept plan with sample renderings for your review

The Community Development recommends favorable consideration by the Building and Development Committee to the Planning and Zoning Commission.

ATTACHMENT(S):

Description

Meridian Plaza Lot 6 Project Narrative (4).pdf

200659-011 - Meridian Plaza Lot 6 - Site Plan - 10.29.2025 (4).pdf

Meridian Plaza Commerical Building-10-15-2025.pdf

Meridian Plaza Lot 6
GCT Holdings LLC – Three Story Office building

Owner Information: GCT Holdings LLC

Project Location: 95 Magnolia Drive
Glen Carbon, Illinois 62034

Project Summary:

Development of a 3-story office building located at Meridian Plaza Lot 6. The building footprint is approximately 9,066 +/- square feet. The office space will be approximately 6,400 s.f. per floor. The proposed lot is in the southeast quadrant of the intersection of Illinois Route 157 and Meridian Road. A total of 99 parking spaces are being provided, while the requirement is 109 parking spaces (See variances section).

Access:

There is one (1) proposed entrance for the project. The entrance is located on Magnolia Drive and will provide full access.

Utilites:

Electric – Ameren

Gas – Ameren

Water - Village of Glen Carbon – Existing 8” main at the northern portion of the property near IL 157/Meridian Road intersection.

Sanitary Sewer - Village of Glen Carbon – Existing lateral located at southeastern corner of the property installed with Meridian plaza Phase 1 Improvements.

Drainage:

This lot is tributary to the existing storm sewer along Magnolia Drive. The existing storm sewer is tributary to Basin 2B, which is in the center of Lot 14. Onsite stormwater will be collected and piped to the public storm sewer via private storm sewer throughout Lot 6. Basin 2B and the existing storm sewer system have been sized to accommodate this site

development. Please refer to overall drainage report prepared for Meridian Plaza Phase 1 and 2.

Variance Requests

- Parking
 - Required Parking Spaces – 109
 - Proposed Parking Spaces – 99
 - Common areas will be utilized on each floor of the proposed building which will include hallways, stairs, elevators, bathrooms, and storage/utility closets
 - The actual office usage of each floor will be 6,400 +/- S.F. By utilizing the usable square footage for office space, we calculate:
 - Required Parking Spaces – 77
 - Proposed Parking Spaces – 99
- Storm Sewer Piping
 - The owner would request a variance for the use of HDPE pipe instead of RCP pipe for the private storm sewer system throughout the development.







Memo

To: Building and Development Committee Members
From: Erika Heil, Director of Community Development
Date: November 25, 2025
RE: Review and recommendation on Legacy Heights Townhomes

Proposed Motion:

Legacy Heights Glen Carbon, IL

Address:

Existing Zoning: Residential Multi-Family

Parcel Nos. 14-1-15-34-02-201-006
 14-1-15-34-02-201-005

Requested Variance: Planned Unit Procedure

Dan Renfro from AIRCO Service Company is seeking to create a residential development, Legacy Heights, at the 26.8 acres currently zoned Residential Multi-Family (RM). This area is located to the east of the Glen Carbon Post Office.

These two parcels would be subdivided to create:

- Three single family residences along Ingle Road zoned RS-10 (Single Family Residential)
- 16 duplex lots (32 units) along a newly created roadway zoned RT (Two-Family Residential)

- 15 buildings each with six-unit townhomes (90 units) zoned RM (Residential Multi-Family)

Each of these divisions meet the maximum density requirements of their zoning classification.

The Village has met with Legacy Heights twice to discuss the project, and the Village has reached out to an adjacent property owner regarding a potential easement for the utility extension for this project; the property owner was not interested further discussions.

A concept for the configuration of Old State Route 43 is provided, however, the Village would

like to see Ingle Road widened to accept the increase of the three homes. Additionally, the plan shows the potential water and sewer extension along the beforementioned easement or a lift station; the Village would prefer the developer utilize a gravity sewer system to the main interceptor running along the Heritage Bike Trail. These items, along with detailed site plan reviews, would be resolved before final site plan approval by the Village Board.

Attached are an initial preliminary plat and sample renderings for your review.

ATTACHMENT(S):

Description

Project Narrative.pdf

Legacy Heights Townhome Elevation.pdf

Legacy Heights Duplex Elevations.pdf

2025-11-18 Legacy Heights Preliminary Plat.pdf

Subdivision preliminary plat Checklist - Legacy Heights.pdf

Traffic Memo - Glen Carbon 11-18-25.pdf

Legacy Heights
Main Street and East Ingle Road Development
Project Narrative

The proposed Legacy Heights development is located at Main Street and East Ingle Road. The proposed development is a residential mixed use planned development. The property is located within the corporate limits of the Village of Glen Carbon. The parcel consists of approximately 28 acres and is zoned Multi-Family Residential. The site currently has one residence with private water and private sewer.

The proposal is a Planned Development with 3 single family estate lots, 16 villa lots and 1 townhome lot with 90 units. The townhomes would be 6-unit buildings. The total number of units is 125 with a total density of 4.42 units per acre.

Utilities

The development will be served by the Village of Glen Carbon for water and sanitary sewer.

There is an existing waterline along the northerly property line.

The sanitary sewer is located at the bike trail east of the site.

Ameren will provide gas and electricity for the proposed New Hope Church.

Communications will be provided via ATT & Spectrum.

Stormwater Management

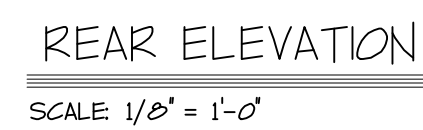
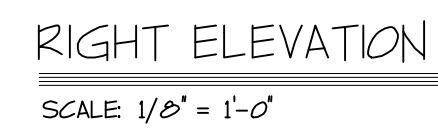
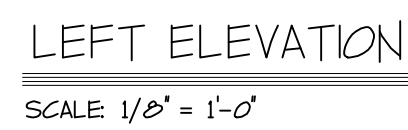
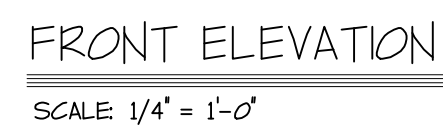
Stormwater for the site will be managed and regulated through detention basins.

Traffic

Access to the site is from Old SA Route 43.

Streets

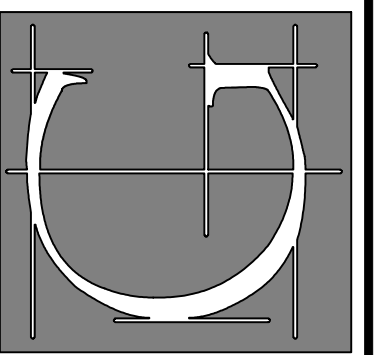
The developer is proposing the construction of public streets per the village requirements for Lots 4-20. The existing East Ingle Street will provide access for the 3 single family estate lots.



PRELIMINARY DRAWING
(DO NOT USE FOR CONSTRUCTION)

GREAT CARE AND EFFORT HAVE GONE INTO THE PREPARATION OF THESE DRAWINGS. HOWEVER, THEY ARE NOT PREPARED BY OR CHECKED BY A LICENSED ARCHITECT AND/OR ENGINEER. GERTSINGER DRAFTING & DESIGN DOES NOT REPRESENT OR IMPLY ITSELF TO BE A LICENSED ARCHITECT AND/OR ENGINEER. GERTSINGER DRAFTING & DESIGN ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE, INCLUDING STRUCTURAL FAILURES, DEFICIENCIES, ERRORS OR OMISSIONS IN THE PREPARATION OF THESE DRAWINGS. IT IS ALWAYS RECOMMENDED THAT THE BUILDING CONTRACTOR/OWNER/OWNER'S PERSONS AGENT TO THE STATUS OF CONSTRUCTION VERIFY ALL INFORMATION AND CONDITIONS OF THE DRAWINGS. IT IS ALSO RECOMMENDED THAT THE BUILDING CONTRACTOR/OWNER/OWNER'S PERSONS AGENT CONSULT WITH A LICENSED ARCHITECT OR STRUCTURAL ENGINEER OF YOUR CHOICE, AND ALSO CHECK WITH YOUR LOCAL BUILDING OFFICIAL BEFORE ANY CONSTRUCTION BEGINS.

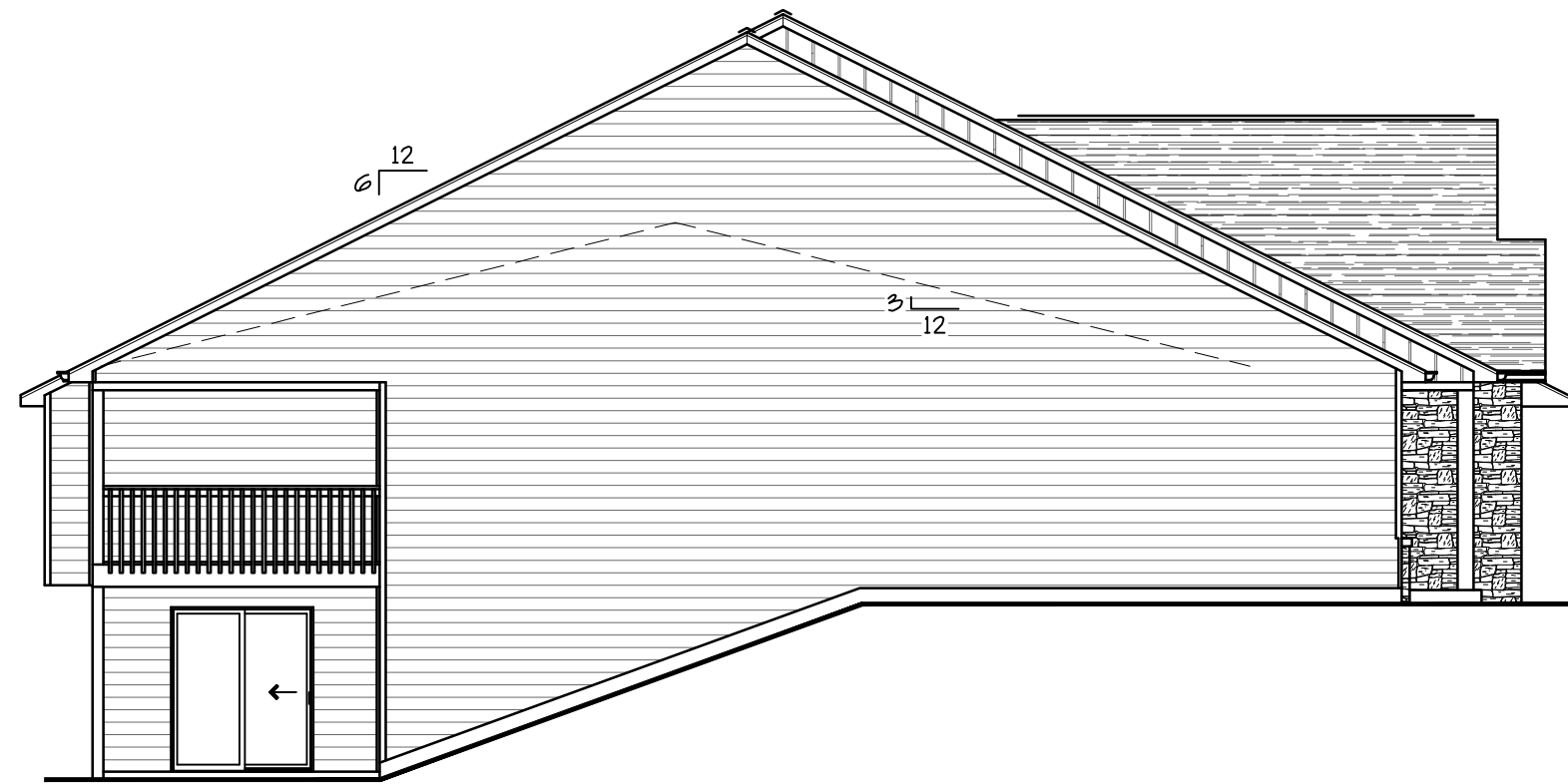
GERSTNER
Drafting & Design
13575 Mary Lane, Aviston, IL 62216
gerstnerdrafting@gmail.com (618) 514-0900



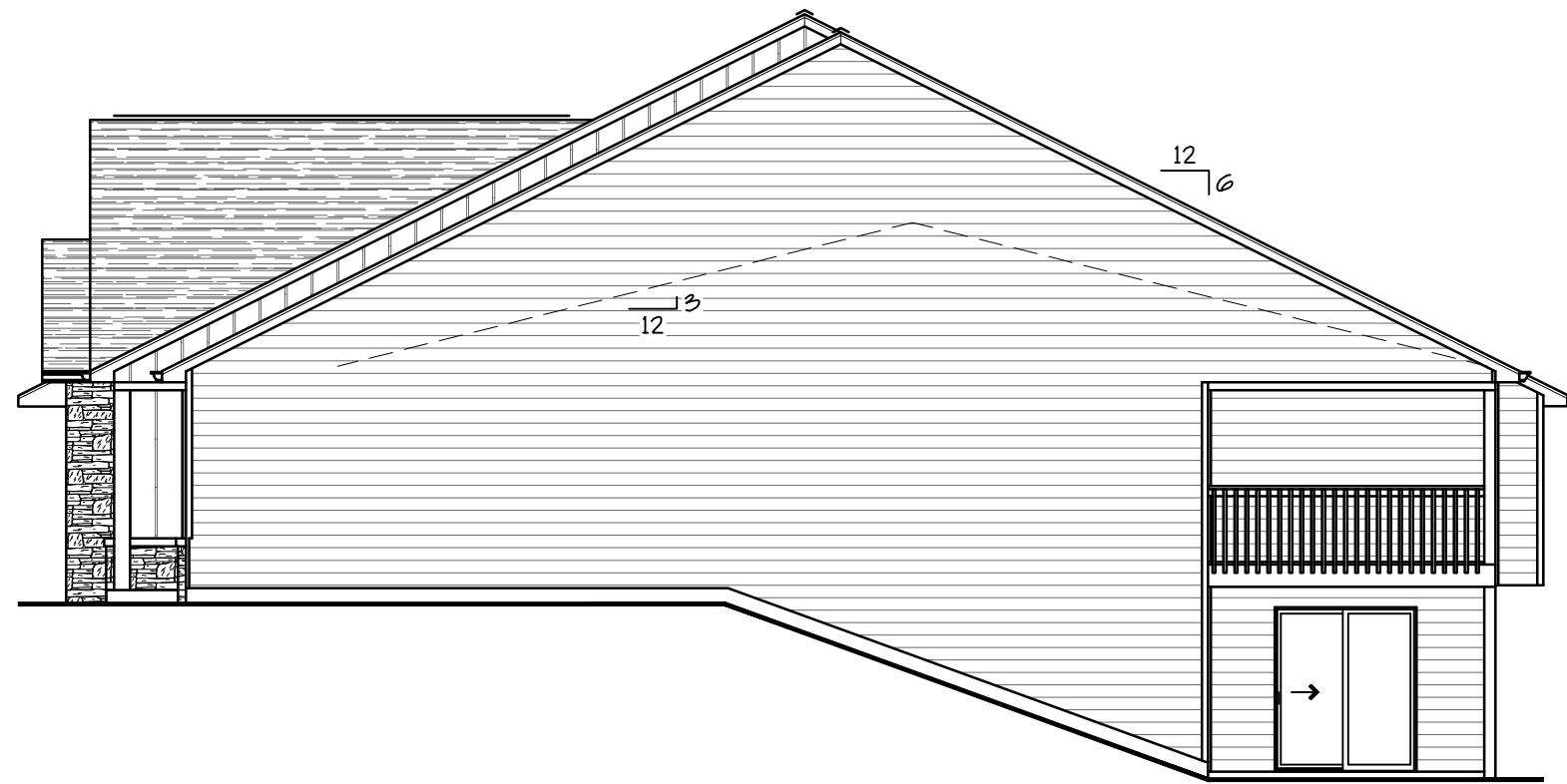
TOWNHOME FOR:
**GLEN CARBON
TOWNHOMES**

<p>REVISIONS:</p> <table border="1"> <tr> <td>10-28-2025</td> <td></td> </tr> <tr> <td>11-02-2025</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>		10-28-2025		11-02-2025			
10-28-2025							
11-02-2025							
<p>DATE: 12-02-2024</p>							
<p>DRAWING NO.: 2024-174</p>							
<p>DRAWN BY: TRAVIS GERSTNER</p>							

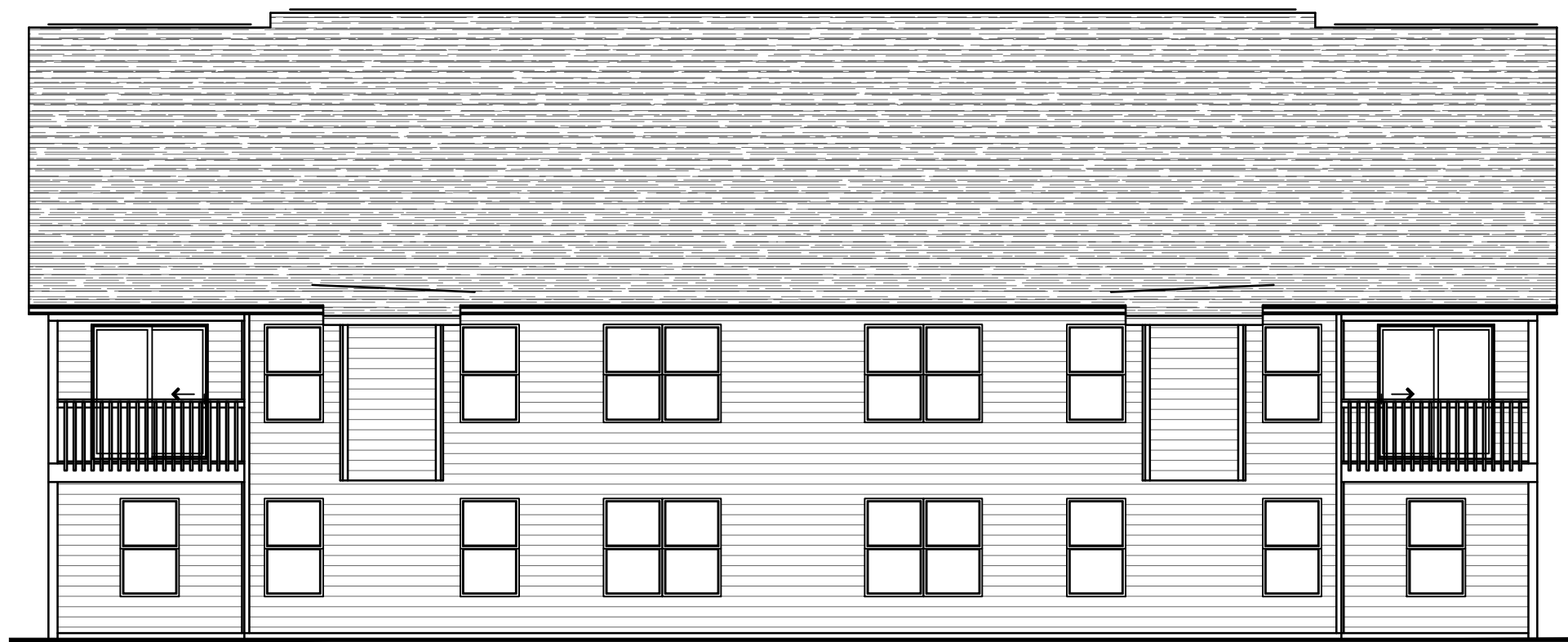
5 OF 5



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY DRAWING
(DO NOT USE FOR CONSTRUCTION)

NEW DUPLEX FOR:

GLEN CARBON
DUPLEX

REVISIONS:

10-28-2025	

DATE: 12-02-2024

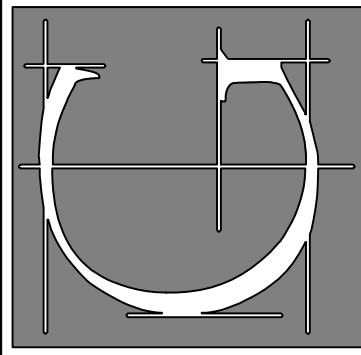
DRAWING NO.: 2024-174

DRAWN BY: TRAVIS GERSTNER

3

OF

3



GERSTNER
Drafting & Design
13575 Mary Lane, Aviston, IL 62216
gerstnerdrafting@gmail.com (618) 514-0900

GREAT CARE AND EFFORT HAVE GONE INTO THE PREPARATION OF THESE DRAWINGS. HOWEVER, THE ARCHITECT DOES NOT WARRANT OR CHECKED BY A LICENSED ARCHITECT AND/OR ENGINEER. GERSTNER DRAFTING & DESIGN DOES NOT REPRESENT OR IMPLY ITSELF TO BE A LICENSED ARCHITECT AND/OR LICENSED ENGINEER. FOR ANY DAMAGE, INCLUDING STRUCTURAL FAILURES, DEFICIENCIES, ERRORS OR OMISSIONS IN THE PREPARATION OF THESE DRAWINGS, IT IS RECOMMENDED THAT THE BUILDING CONTRACTOR/HOMEOWNER CONSULT WITH A LICENSED STRUCTURAL ENGINEER. IT IS ALSO RECOMMENDED THAT YOU CONSULT AN ARCHITECT OR STRUCTURAL ENGINEER OF YOUR CHOICE, AND ALSO CHECK WITH YOUR LOCAL BUILDING OFFICIAL BEFORE ANY CONSTRUCTION BEGINS.

P:\2024\241752\4. CADD - DWG\4.5 Sub\241752-PRG-01.dwg Plotted By: bhawn

PRELIMINARY PLAT

LEGACY HEIGHTS GLEN CARBON, IL

PART OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 8 WEST OF
THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS

GENERAL NOTES

- ALL EASEMENTS SHOWN HEREON ARE TO BE DEDICATED TO THE PUBLIC FOR PUBLIC AND PRIVATE UTILITIES AND DRAINAGE.
- ALL BUILDING SET-BACK LINES OFF SUBDIVISION ROADS ARE TWENTY FIVE (25) FEET AS MEASURED FROM THE RIGHT-OF-WAY LINE.
- (A) IF SAID LOT IS LOCATED ADJACENT TO A STREET WITH A LOW POINT (SAG) VERTICAL CURVE OR A STREET WITH DRAINAGE COLLECTION STRUCTURES THAT COULD CAUSE CONFINEMENT AND PONDING OF STORM WATER DUE TO TOPOGRAPHIC CONDITIONS, THE LOWEST FLOOR ELEVATION AND/OR OPENING ELEVATION FOR ANY AND ALL STRUCTURE(S) SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE LOW POINT CENTERLINE ELEVATION, OR IN CONFORMANCE WITH THE CRITERIA STATED IN (A) ABOVE, WHICHEVER PRODUCES THE HIGHER ELEVATION.

(B) ALL DRIVEWAYS SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTERLINE ELEVATION, MEASURED AT THE PROPERTY LINE.

(C) ANY BUILDER PROPOSING TO CONSTRUCT ANY STRUCTURE ON A LOT THAT CONTAINS OR COULD POTENTIALLY BE AFFECTED BY NEARBY STORM WATER RETENTION OR DETENTION PONDS, STORM WATER STRUCTURES, AND/OR STORM WATER PIPES THAT COLLECT SURFACE WATER OR DISCHARGE SURFACE WATER TO THE GROUND SURFACE, SHALL RETAIN AN ENGINEER TO ESTABLISH STRUCTURE ELEVATIONS.

(D) SHOULD IT BE DIFFICULT TO MEET THESE MINIMUM REQUIREMENTS, OR SHOULD A WALKOUT BASEMENT, PARTIALLY EXPOSED BASEMENT, OR OTHER STRUCTURE TYPE THAT DOES NOT CONFORM TO THIS CRITERIA BE PROPOSED FOR THIS DEVELOPMENT, THE LOT OWNER SHALL RETAIN AN ENGINEER TO DETERMINE MINIMUM ELEVATIONS AND/OR GRADING TO LIMIT DAMAGE FROM STORM WATER. TWM, INC. AND THEIR AGENTS SHALL NOT BE LIABLE FOR STORM WATER RESULTING FROM FAILURE TO COMPLY WITH THIS CRITERIA, OR FROM ANY STORM WATER DAMAGE DUE TO CLOGGING OF STORM SEWER STRUCTURES, COLLAPSING OR DEFORMATION OF STORM SEWER PIPING OR STRUCTURES, IMPROPER CONSTRUCTION, DISCHARGES FROM DOWNSPOUTS OR SUMP PUMP DISCHARGES, OR THE PLACEMENT OF EITHER MAN-MADE OR NATURAL RESTRICTIONS IN THE STORM WATER SYSTEM, REGARDLESS OF WHETHER SAID SYSTEM IS NATURAL OR MAN-MADE.
- THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED ON THESE TOPOGRAPHIC LAND SURVEY DOCUMENTS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN DETERMINED BY REVIEW OF AVAILABLE EXISTING "AS-BUILT" OR RECORD DRAWINGS; FIELD SURVEY OF J.U.L.I.E. MARKED UTILITIES; OR FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN SUBSURFACE EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITIES SHOWN ON THESE DOCUMENTS, THEREFORE THEIR EXACT LOCATION, SIZE, AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND MUST BE FIELD CONFIRMED BY THE CONTRACTOR.

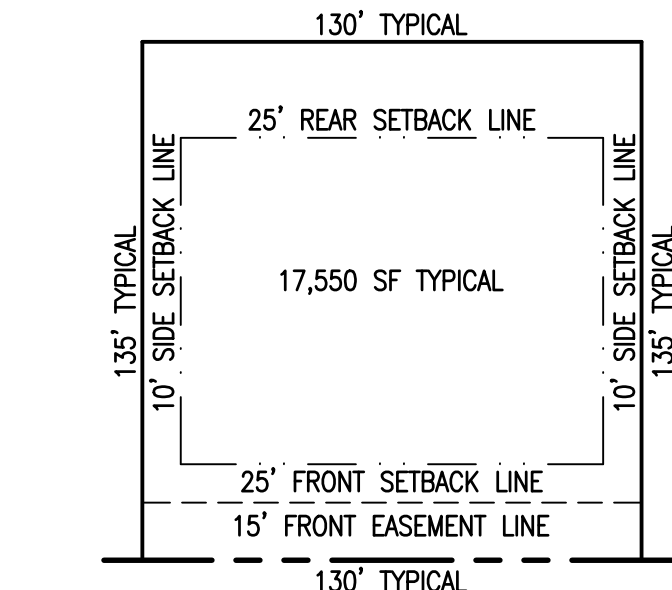
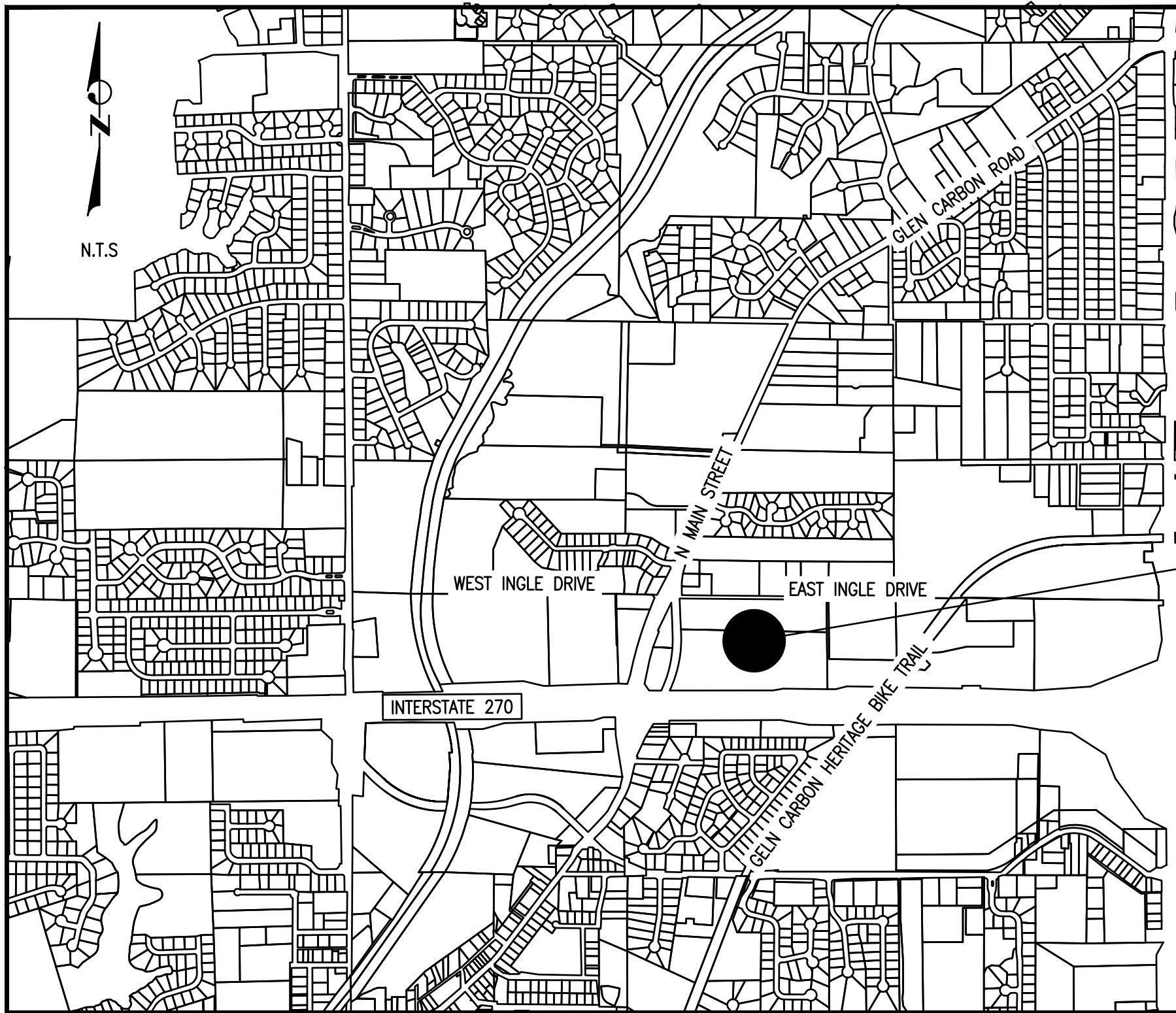
THE ENGINEER AND OWNER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING J.U.L.I.E. FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THESE PLANS WHICH WOULD SIGNIFICANTLY AFFECT THE FUNCTION, COST, OR PERFORMANCE OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IN WRITING FOR CLARIFICATION AND PROJECT DIRECTION.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL IEPA-NPDES STORMWATER PERMIT REQUIREMENTS FOR CONSTRUCTION SITE ACTIVITIES. CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF IEPA STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL AND EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS AND THE ILLINOIS URBAN MANUAL, DEC. 2002 OR MORE RECENT, AND ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL.
- ALL WORK, MATERIALS AND INSTALLATION SHALL CONFORM TO THE FIFTH EDITION OF THE ILLINOIS STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION; THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION; AND THE LATEST VILLAGE OF GLEN CARBON ORDINANCE REQUIREMENTS, TO THE EXTENT OF ANY INCONSISTENCIES OR DISCREPANCIES BETWEEN VARIOUS SPECIFICATIONS OR STANDARDS BY GOVERNING BODIES AND/OR THESE PLANS AND SPECIFICATIONS. THE MOST STRINGENT SPECIFICATION AND/OR STANDARD SHALL BE BINDING AND APPLICABLE.
- ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL PIPES/STORM SEWER SHOWN SHALL BE PROVIDED WITH AN END SECTION IF THE PIPE/ STORM SEWER IS OUTFALLING ONTO A DRAINAGE WAY EITHER PAVED OR GRASS COVERED.

OWNER/DEVELOPER

DAN RENFRO
AIRCO SERVICE COMPANY, INC.
217 WEST CLAY STREET
TROY, ILLINOIS 62294
DAN@AIRCOSC.COM
618.667.9877

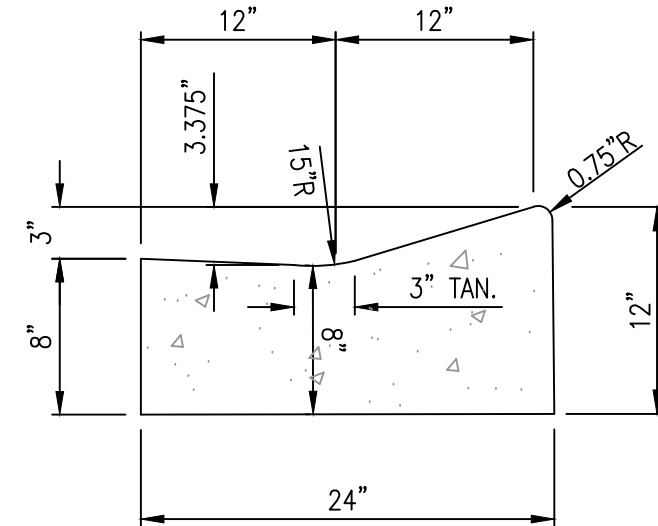
ENGINEER/ SURVEYOR

MARSHA J. MALLER, PE
THOUVENOT, WADE, AND MORECHEN, INC.
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226
MMALLER@TWM-INC.COM
618.624.4488

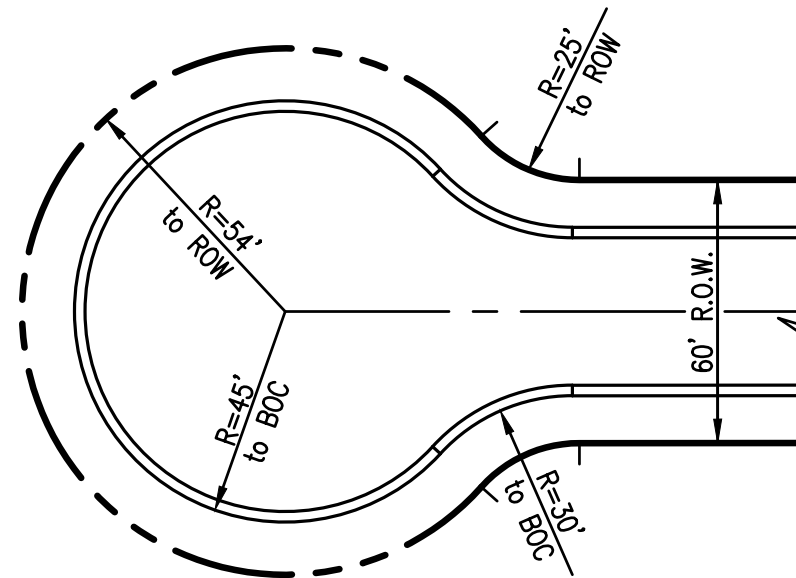


TYPICAL LOT DETAIL

LOTS 4 - 19



TYPICAL MOUNTABLE
CURB SECTION



TYPICAL CUL-DE-SAC DETAIL

SCHOOL DISTRICT: EDWARDSVILLE DISTRICT 7

ZONING DISTRICT CLASSIFICATION:
EXISTING - CITY OF GLEN CARBON MULTIPLE FAMILY RESIDENTIAL
PROPOSED - CITY OF GLEN CARBON MULTIPLE FAMILY RESIDENTIAL - LOTS 1-20

AREA IN LOTS:	25.24 ACRES	ACTIVE GREEN SPACE AREA:	0.13 ACRES
AREA IN OUTLOTS:	0.00 ACRES	PASSIVE GREEN SPACE AREA: APPROX.	21.26 ACRES
AREA IN SUBDIVISION R.O.W.:	2.36 ACRES	TOTAL GREEN SPACE AREA:	21.39 ACRES
TOTAL AREA OF SUBDIVISION:	27.67 ACRES		

F.E.M.A. Map # 1704360095B
EFFECTIVE DATE: 4/15/1982

NOTES

- PAVEMENT THICKNESS, COMPOSITION AND SIDEWALK PER VILLAGE OF GLEN CARBON STANDARDS.
- ALL WATER MAIN TO BE ASTM D3139, SDR-21 PVC OR CLASS 350 DI. SIZE TO BE 8" (UNLESS OTHERWISE NOTED).
- STORM WATER DETENTION PER VILLAGE OF GLEN CARBON STANDARDS. STORM SEWER INLETS SHALL BE OPEN THROAT.
- FINAL PLAT AND CONSTRUCTION PLANS SUBJECT TO VILLAGE OF GLEN CARBON FOR REVIEW.
- MAINTENANCE OF OUTLOTS TO BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- ALL SANITARY SEWER MAIN TO BE 8" SDR 35.
- STORM SEWERS SHALL BE RCP WITH A MINIMUM SIZE OF 15".

LIST OF UTILITIES

TELEPHONE	- AT&T 1-800-244-4444	WATER	- VILLAGE OF GLEN CARBON (618) 288-2606
ELECTRIC	- AMEREN IP 1-800-775-5000	GAS	- AMEREN IP 1-800-755-5000
CABLE T.V.	- CHARTER COMMUNICATION (618) 345-8121	SANITARY SEWER	- VILLAGE OF GLEN CARBON (618) 288-2606

J.U.L.I.E. - 1-800-892-0123

INDEX OF SHEETS

- COVER SHEET AND NOTES
- EXISTING TOPOGRAPHY WITH SITE PLAN
- SITE PLAN
- BUILDING PLAN
- GRADING PLAN
- SANITARY SEWER AND WATER MAIN PLAN
- ENTRANCE PLAN



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS SWANSEA
COLUMBIA GLEN CARBON
PEORIA
DECATUR

MISSOURI ST. LOUIS
COLUMBIA

TENNESSEE NASHVILLE
CHATTANOOGA
ATHENS

THOUVENOT, WADE & MOERCHEN, INC.

SWANSEA OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS
62226
(618) 624-4488
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

ISSUED FOR REVIEW
NOVEMBER 17, 2025

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DRAWN BY: LEM
DESIGNED BY: LEM
CHECKED BY: MJM
APPROVED BY: MJM
PROJECT NO: D241752

PROJECT:

PRELIMINARY PLAT
LEGACY HEIGHTS
VILLAGE OF GLEN CARBON
MADISON COUNTY
ILLINOIS

TITLE:

COVER SHEET AND NOTES



CONSULTING ENGINEERING
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SWANSEA OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS
62226
(618) 624-4488
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PROF. LICENSE	NUMBER
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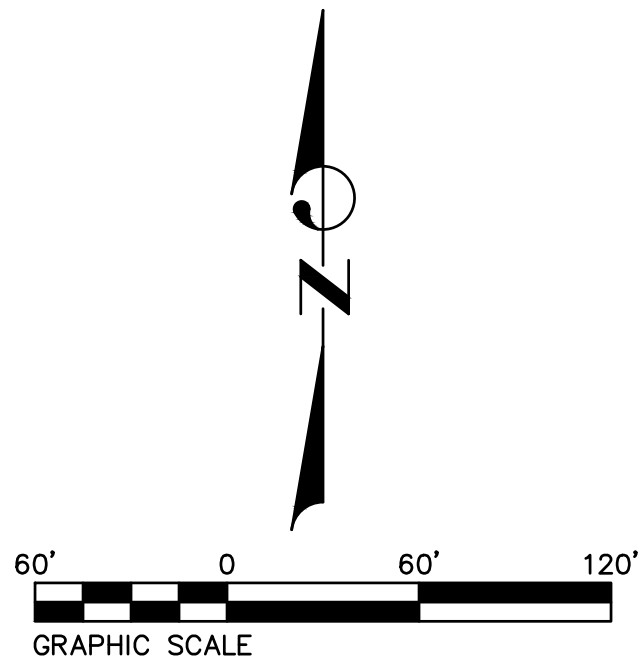
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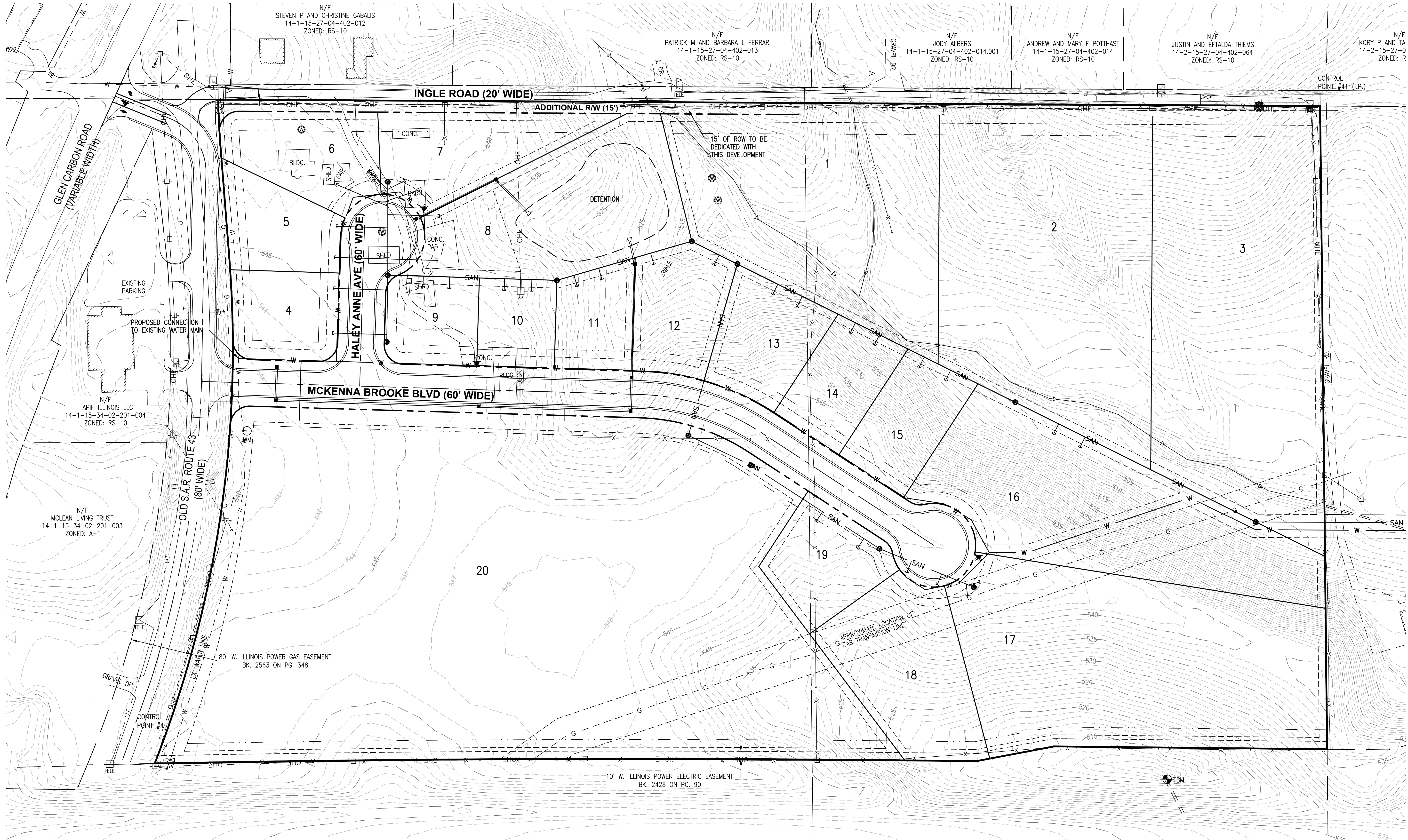
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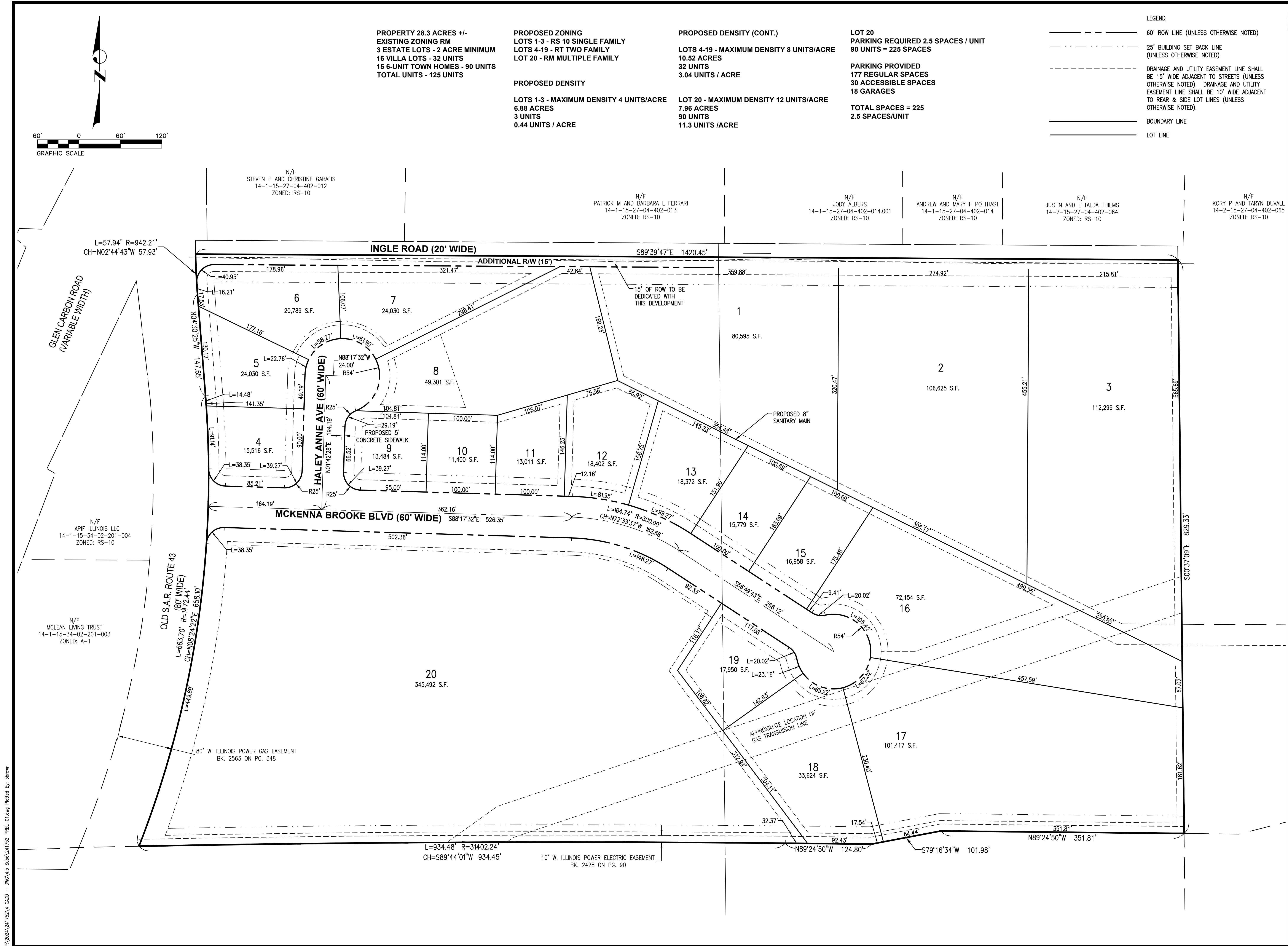
EXISTING TOPOGRAPHY
WITH SITE PLAN



- PROPOSED LEGEND**
- STORM - OPEN THROAT INLET
 - STORM - AREA INLET
 - STORM - JUNCTION BOX
 - STORM - FLARED END SECTION
 - SANITARY - MANHOLE
 - WATER - FIRE HYDRANT
 - WATER - GATE VALVE
 - WATER - 12" X 8" REDUCER
 - WATER - BUTTERFLY VALVE
 - STORM SEWER
 - SAN 8" SANITARY SEWER
 - W 6" - 12" WATER MAIN

- EXISTING LEGEND**
- EXISTING STORM CATCH BASIN
 - EXISTING STORM GRATE INLET
 - EXISTING FIRE HYDRANT
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING LIGHT POLE
 - EXISTING GUYWIRE
 - EXISTING UTILITY POLE
 - EXISTING TELEPHONE RISER
 - STM
 - W
 - SAN
 - OHE
 - X
 - EXISTING STORM CULVERT
 - EXISTING WATER MAIN
 - EXISTING SANITARY SEWER LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING FENCE LINE
 - EXISTING TREE LINE







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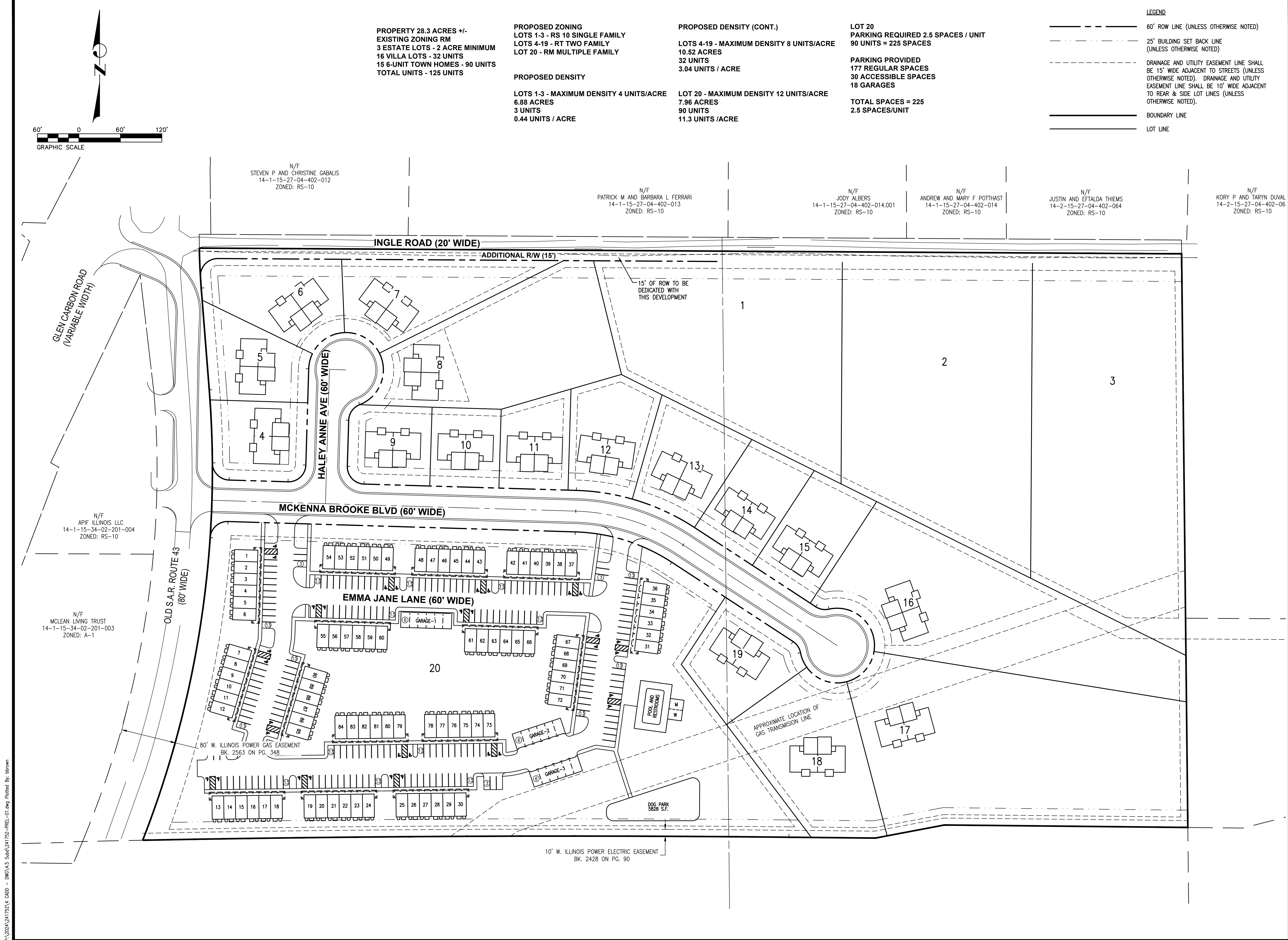
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PROJECT:

PRELIMINARY PLAT
LEGACY HEIGHTS
VILLAGE OF GLEN CARBON
MADISON COUNTY
ILLINOIS

TITLE:

SITE PLAN





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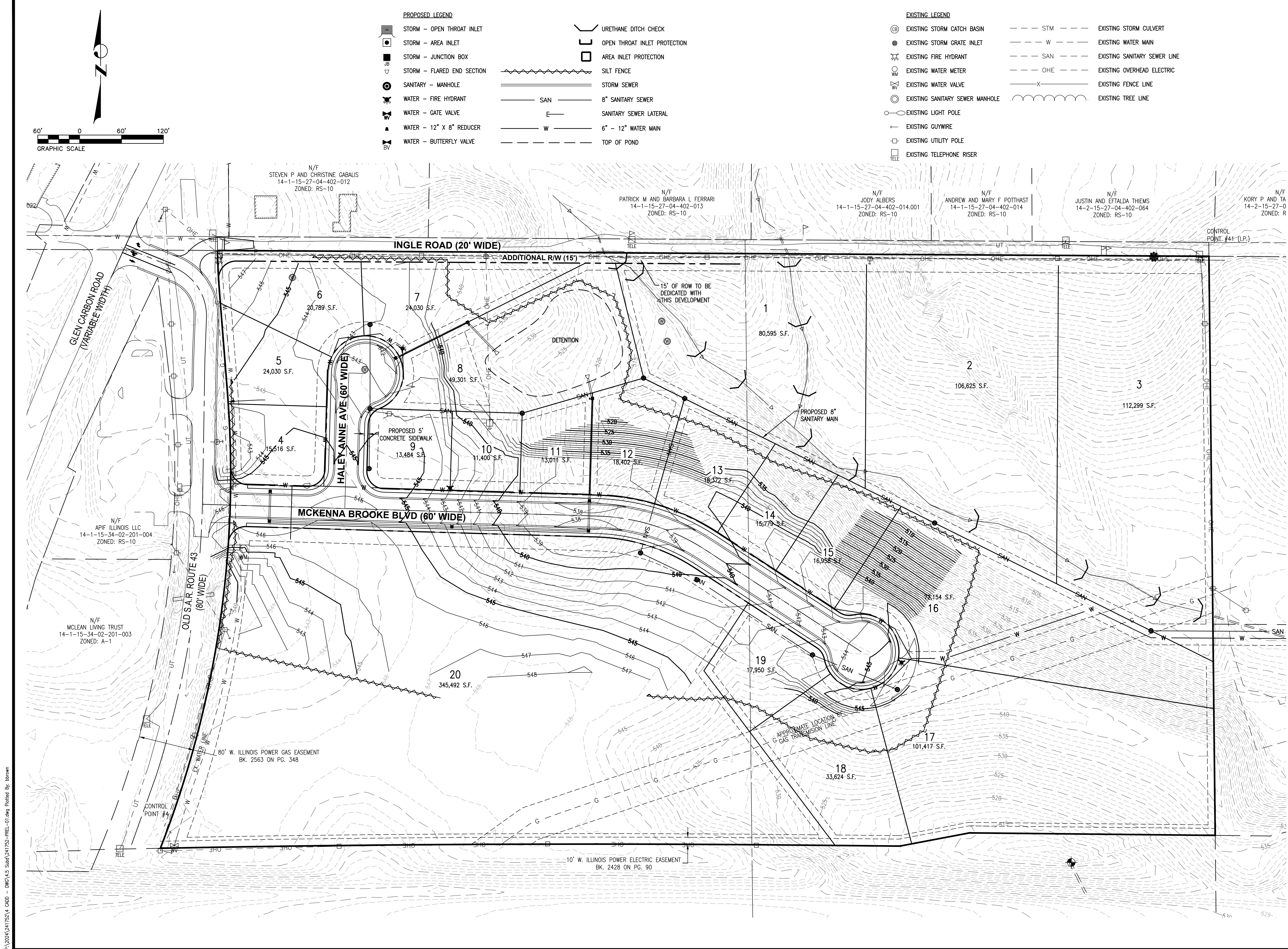
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PROJECT:

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LEGACY HEIGHTS
VILLAGE OF GLEN CARBON
MADISON COUNTY
ILLINOIS

TITLE:

BUILDING PLAN





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APPROVED BY:	MJM
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PROJECT:

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LEGACY HEIGHTS
VILLAGE OF GLEN CARBON
MADISON COUNTY
ILLINOIS

TITLE:

GRADING PLAN



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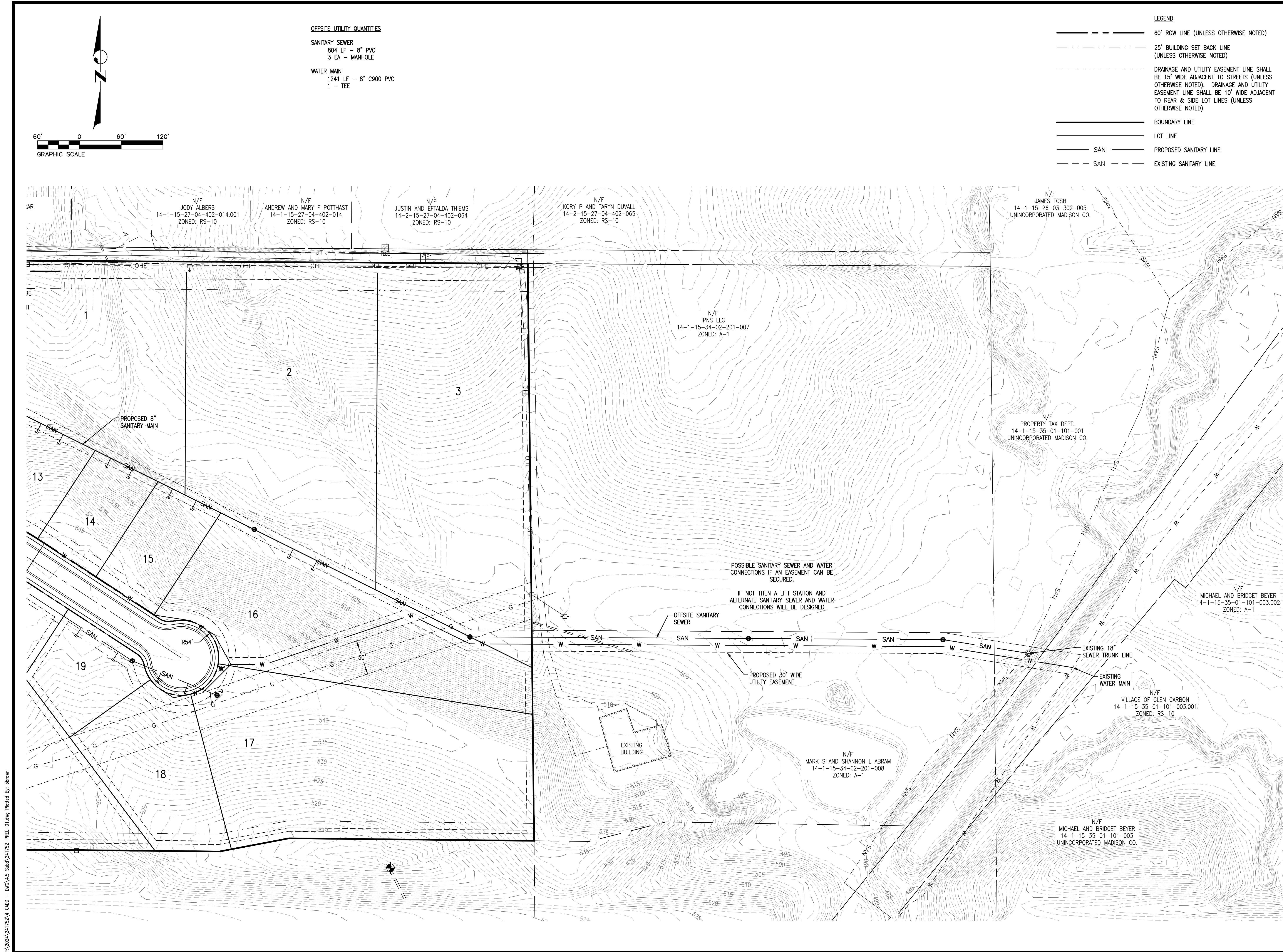
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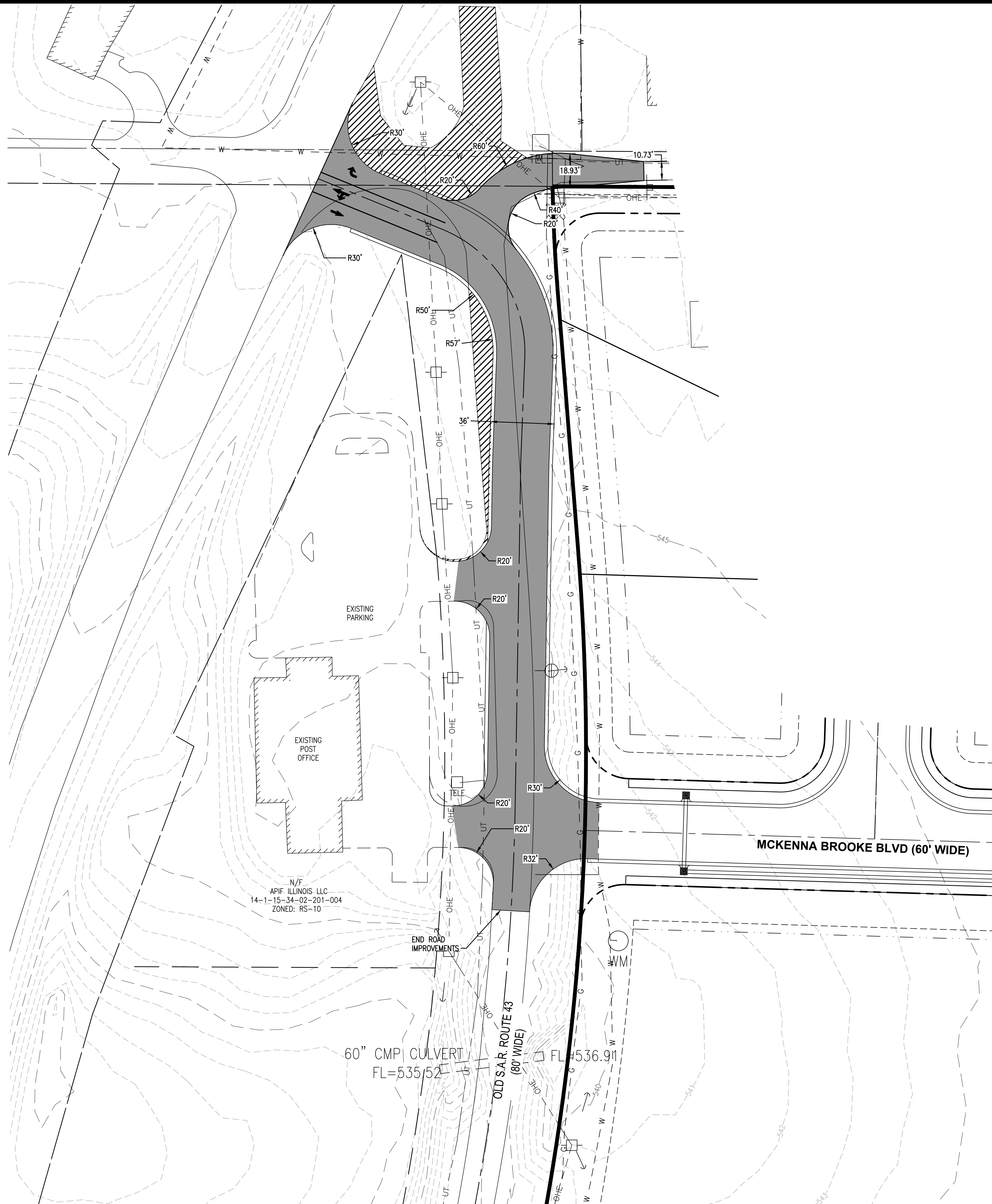
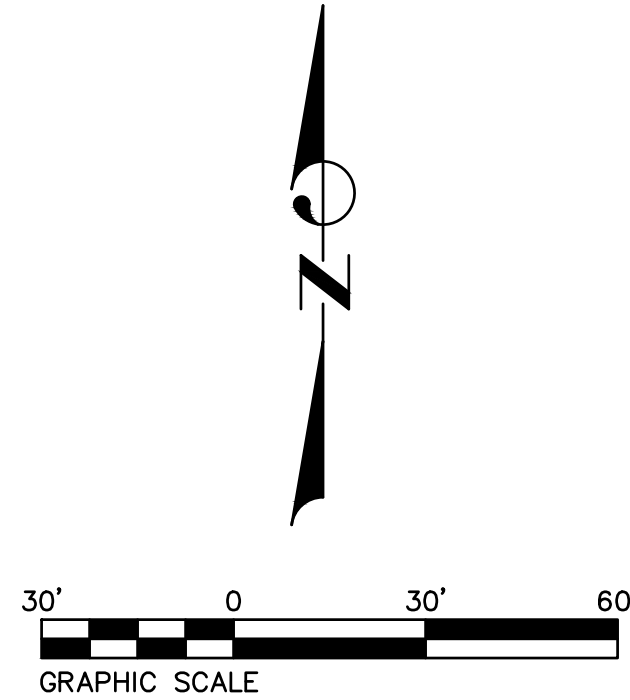
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VILLAGE OF GLEN CARBON
MADISON COUNTY
ILLINOIS

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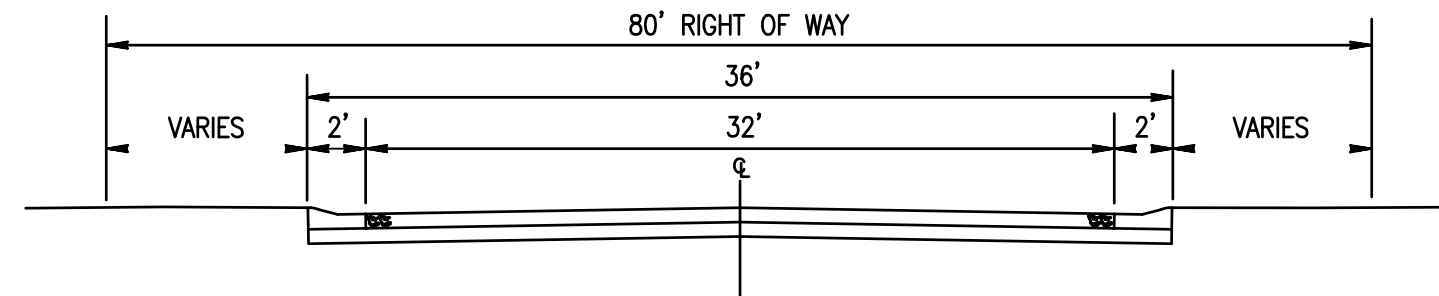
SANITARY SEWER PLAN



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- LEGEND
- 60' ROW LINE (UNLESS OTHERWISE NOTED)
 - 25' BUILDING SET BACK LINE (UNLESS OTHERWISE NOTED)
 - DRAINAGE AND UTILITY EASEMENT LINE SHALL BE 15' WIDE ADJACENT TO STREETS (UNLESS OTHERWISE NOTED). DRAINAGE AND UTILITY EASEMENT LINE SHALL BE 10' WIDE ADJACENT TO REAR & SIDE LOT LINES (UNLESS OTHERWISE NOTED).
 - BOUNDARY LINE
 - LOT LINE
 - EXISTING PAVEMENT REMOVAL
 - PROPOSED ASPHALT PAVEMENT IMPROVEMENTS



OLD S.A.R. ROUTE 43
STREET SECTION
LOCAL STREETS

TWM
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PRELIMINARY PLAT
LEGACY HEIGHTS
VILLAGE OF GLEN CARBON
MADISON COUNTY
ILLINOIS

TITLE:

ENTRANCE PLAN

Preliminary Plat Requirements for Subdivision Checklist		
To Applicant: Each preliminary plat submittal shall have and include the following requirements. Please check in the “submitted” column, all categories those meet requirements and list any items that do not meet requirements in the space provided at the bottom of this checklist.		
SUBDIVISION PRELIMINARY PLAT REQUIREMENTS 11-3-4B		
<i>Information Required: Every preliminary plat shall be prepared by a land surveyor registered in Illinois at any scale necessary for clarity. The scale of a preliminary plat shall not be less than one inch equals fifty feet (1" = 50'). Said preliminary plat, together with the supporting data, shall provide all of the following information.</i>		
	Submitted	Waived
Names and addresses of the owner, subdivider (if not the owner), and registered land surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed name of the subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zoning district classification of the tract to be subdivided and all property within one hundred feet (100') of the tract to be subdivided	<input checked="" type="checkbox"/>	<input type="checkbox"/>
North arrow, graphic scale, and date of map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The gross and net acreage area of the proposed subdivision; the acreage of street rights of way; the acreage of any areas reserved for the common use of the property owners within the subdivision and/or for public use; and the gross acreage reserved for green space, the net acreage for active green space and net acreage for passive green space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
All lot lines adjacent to and abutting the subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tract boundary lines showing dimensions, bearings, angles and reference to known land lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topography of the tract to be subdivided as indicated by two foot (2') contour data for land having slopes of zero to four percent (4%), five foot (5') contour data for land having slopes between four (4) to twelve percent (12%) and ten foot (10') contour data for land having slopes of twelve percent (12%) or more	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any proposed alteration, adjustment or change in the elevation, topography or existing vegetation of any area	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Locations of such features as bodies of water, ponding areas, natural drainageways, railroads, cemeteries, bridges, parks, schools, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Locations and rights of way widths of all existing and proposed streets and alleys	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Streets, and rights of ways on and adjoining the site of the proposed subdivision; names, street rights of way and	<input checked="" type="checkbox"/>	<input type="checkbox"/>

paving widths; approximate gradients; types and widths of pavement, curbs, sidewalks, crosswalks, planning strips and other pertinent data, including classification of all existing or proposed streets as to function as defined by these regulations		
Locations, widths, and purposes of all existing and proposed easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of all deed restrictions and covenants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A copy of the results of any tests made to ascertain subsurface rock and soil conditions and the water table, and a report addressing soil types referencing the "Soil Survey Of Madison County" (prepared by soil conservation district)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location and size of existing and proposed sanitary and storm sewers, water lines (with static pressure), fire hydrants (with flow test data), flood hazard areas, and general stormwater detention basins	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Locations, types, and approximate sizes of all other existing and proposed utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Locations, dimensions, and areas of all parcels to be reserved or dedicated for schools, parks/playgrounds, common ground, and other public purposes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Locations, dimensions, and area of all proposed or existing lots within the subdivision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building setback or front yard lines and dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Locations, dimensions, and areas of all parcels to be reserved or used for green space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signed statements from the Madison County "9-1-1" coordinator approving the street addresses; (Ord. 2012-11, 3-13-2012)		
We have an email approving street names. Addressing approval will be submitted at a later date.		
A written report by a licensed professional engineer discussing the infrastructure proposed and the manner in which site constraints are to be dealt with including flood hazard areas, requirements for IDNR/OWR floodway construction or dam safety permits, requirements for section 404 permit and archaeological sign off by the required public agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Evidence that: a. Cultural resources sign off has been requested from the state of Illinois department of historic sites. b. Endangered species sign off has been requested from the department of natural resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drainage map showing size and extent of existing watersheds and outlets; proposed subwatersheds and their outlets; contours, existing and proposed drainage structures drainage areas, existing and proposed land use, and	<input checked="" type="checkbox"/>	<input type="checkbox"/>

detention storage basins, facilities, with indications of future responsibility for maintenance of the conveyance areas, detention basins and structures		
Opinion of probable costs of public improvements prepared by a licensed professional engineer Will be provided at a later date.	<input type="checkbox"/>	<input type="checkbox"/>
Preparation date of the preliminary plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Revision dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site location map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floodplain and floodway limits mapped based on current FEMA FIRM and floodway maps. Village may also reference preliminary FEMA FIRM/floodway maps and/or recent hydraulic studies N/A	<input type="checkbox"/>	<input type="checkbox"/>
Lowest allowable entry elevation shall be designated on the final plat for each lot located partially or fully within a mapped floodplain (adopted or preliminary) or other known flooding or ponding area. (Ord. 2015-16, 4-14-2015) N/A	<input type="checkbox"/>	<input type="checkbox"/>

Legacy Heights
Main Street and East Ingle Road Development
Project Narrative

The proposed Legacy Heights development is located at Main Street and East Ingle Road. The proposed development is a residential mixed use planned development. The property is located within the corporate limits of the Village of Glen Carbon. The parcel consists of approximately 28 acres and is zoned Multi-Family Residential. The site currently has one residence with private water and private sewer.

The proposal is a Planned Development with 3 single family estate lots, 16 villa lots and 1 townhome lot with 90 units. The townhomes would be 6-unit buildings. The total number of units is 125 with a total density of 4.42 units per acre.

Utilities

The development will be served by the Village of Glen Carbon for water and sanitary sewer.

There is an existing waterline along the northerly property line.

The sanitary sewer is located at the bike trail east of the site.

Ameren will provide gas and electricity for the proposed New Hope Church.

Communications will be provided via ATT & Spectrum.

Stormwater Management

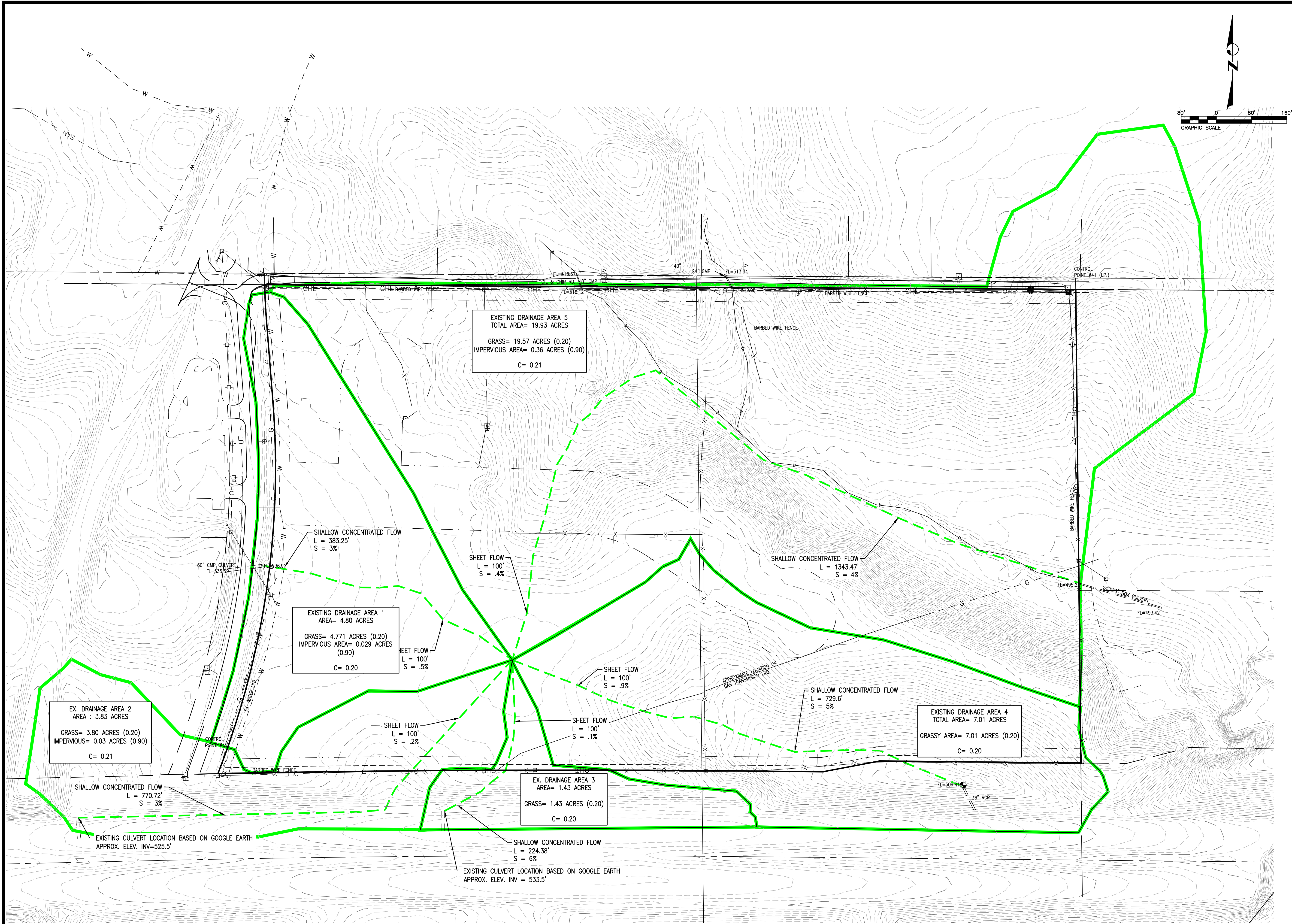
Stormwater for the site will be managed and regulated through detention basins.

Traffic

Access to the site is from Old SA Route 43.

Streets

The developer is proposing the construction of public streets per the village requirements for Lots 4-20. The existing East Ingle Street will provide access for the 3 single family estate lots.



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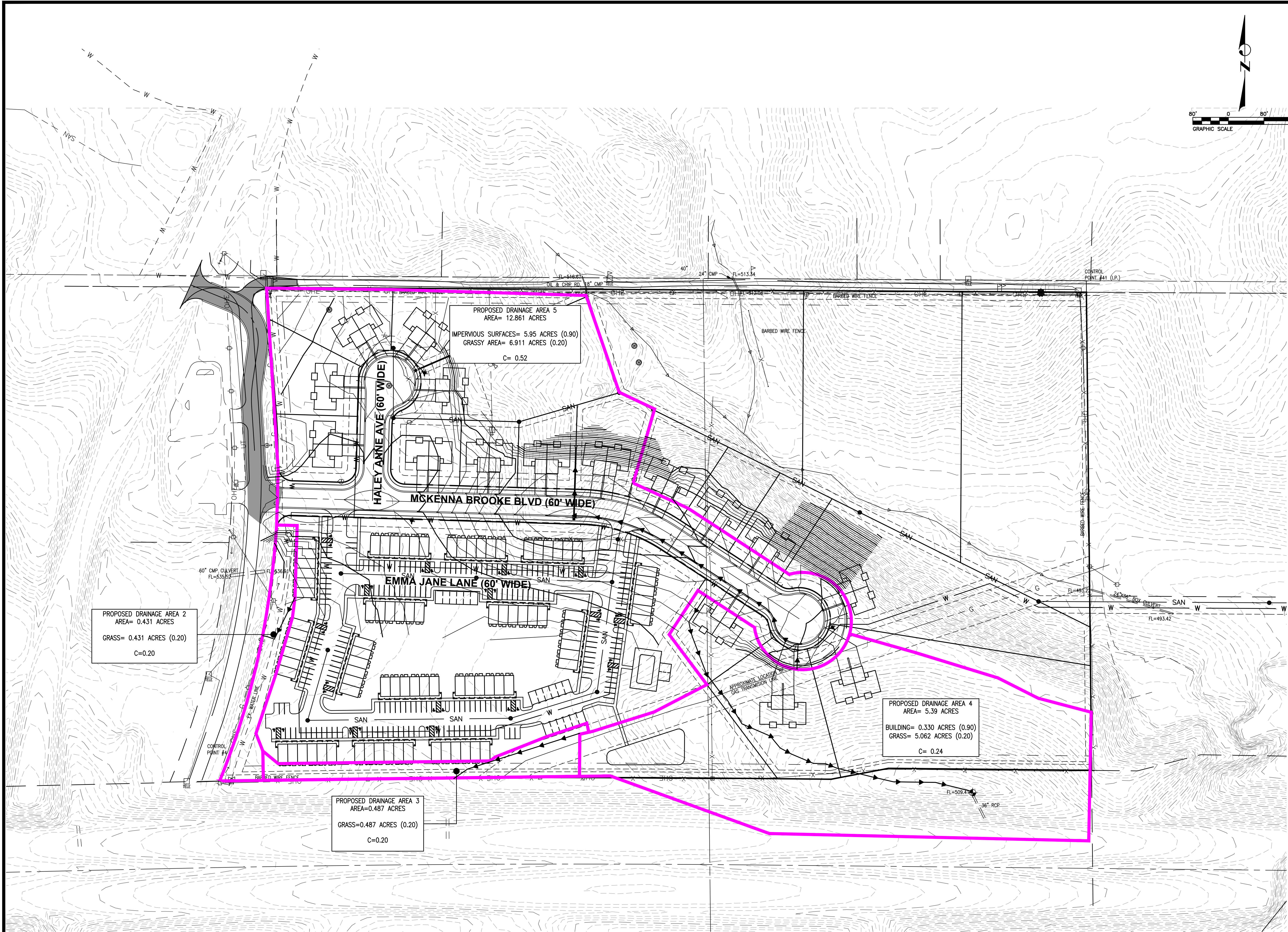
VILLAGE OF GLEN CARBON

MADISON COUNTY

ILLINOIS

TITLE:

EXISTING DRAINAGE
DELINEATIONS



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VILLAGE OF GLEN CARBON
MADISON COUNTY
ILLINOIS

TITLE:

PROPOSED DRAINAGE
DELINEATIONS



November 18, 2025

TWM Preliminary Traffic Generation for Legacy Heights
Glen Carbon Road at E. Ingle Drive / Old SAR Route 43
Village of Glen Carbon, IL
TWM Project D241752

Dear Scott

Existing Traffic

The current roadway geometric configuration of the existing roadway, at the proposed development entrance, is as described below:

1. Glen Carbon Road (N. Main Street) – one northbound 11' lane and one southbound 11' lane. Both lanes have one approximately 5' paved shoulder.
2. E. Ingle Drive – residential dead-end street with one shared paved access, to approximately 11 residences.
3. Old S.A.R. Route 43 – dead-end street with one northbound 10' lane and one southbound 10' lane. Roadway serves only two residences and one post office.
4. W. Ingle Drive – residential dead-end one-lane private street with six residences.

The existing speed limit along this portion of Glen Carbon Road is 40 mph and is currently classified as a minor arterial. It is under the jurisdiction of the Village of Glen Carbon.

The Average Daily Traffic (ADT) along Glen Carbon Road near the proposed development entrance was 5750 AADT (2023). The existing traffic counts were obtained from the IDOT website.

Projected Trips Generated from Proposed Development

The 12th Edition of the Trip Generation Manual, published by the Institute of Traffic Engineers, was used to estimate the number of vehicle trips which may be reasonably expected to be generated by the proposed development. The trip generation rates were based on the land use's AM and PM peak hour Generator. The proposed development will produce a minimal amount of traffic.

Trip Generation Rates						
ITE Code	Land Use	Unit	Trip Generation Rate			
			AM Peak Hour		PM Peak Hour	
			AVERAGE Rate/Unit	% Entering/ % Exiting	AVERAGE Rate/Unit	% Entering/ % Exiting
220	Multifamily Housing (Low-Rise)	Dwelling Units	0.47	24/76	0.57	62/38
210	Single-Family Detached Residential	Dwelling Units	0.75	26/74	0.99	64/36



Forecasted Traffic									
ITE Code	Land Use	Size	Unit	Forecasted Traffic					
				AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
220	Multifamily Housing (Low-Rise)	122	Dwelling Units	14	44	58	43	27	70
210	Single- Family Detached Residential	3	Dwelling Units	1	2	3	2	1	3

If you have any questions regarding this information, please call or email.

Respectfully,

Thouvenot, Wade & Moerchen, Inc.

Marsha J. Maller

Marsha J. Maller, PE
Director of Land Development Engineering

CC: Dan Renfro
Encl: None



Memo

To: Building and Development Committee Members

From: Erika Heil, Director of Community Development

Date: November 25, 2025

RE: Building Permit Reports

Proposed Motion:

ATTACHMENT(S):

Description

Permit Fee Listing - September 2025.pdf

Permit Issuance Summary - September 2025.pdf

Permits Issued by Work Class - September 2025.pdf



PERMIT FEE LISTING BY ISSUED DATE (09/01/2025 TO 09/30/2025)
FOR VILLAGE OF GLEN CARBON

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid	
Building (Commercial)	Alteration/Remodel	BLDC-000563-2025	\$16,000.00	Jon Hendersen	14-2-15-22-14-301-049.001	9 Ginger Creek Vlg, Glen Carbon, IL 62034	1,080	09/10/2025	09/16/2025	03/15/2026		Building Permit Fee - GCIL	\$100.00	\$100.00	
												Electrical Svc. (Com) - GCIL	\$5.75	\$5.75	
												Plumbing/Sanitation Svc. (Com) - GCIL	\$50.00	\$50.00	
													\$155.75	\$155.75	
		BLDC-000571-2025	\$7,412.00	Christian Telford	14-2-15-28-01-105-002	91 Fountain Dr, Glen Carbon, IL 62034	0	09/16/2025	09/17/2025	03/23/2026		Building Permit Fee - GCIL	\$70.00	\$70.00	
												Plumbing/Sanitation Svc. (Com) - GCIL	\$74.12	\$74.12	
													\$144.12	\$144.12	
		BLDC-000587-2025	\$23,679.00	Meredith Greene		Troy Rd, Glen Carbon, IL	0	09/19/2025	09/19/2025	04/20/2026		Building Permit Fee - GCIL	\$115.00	\$115.00	
													\$115.00	\$115.00	
		BLDC-000598-2025	\$15,000.00	Christina Wilburn	14-1-15-26-03-302-023.C00	4509 State Route 159, Glen Carbon, IL 62034	0	09/24/2025	09/30/2025	03/29/2026		Electrical Svc. (Com) - GCIL	\$150.00	\$150.00	
													\$150.00	\$150.00	
		TOTAL VALUATION:			\$62,091.00	TOTAL SQ FT:			1,080.00	TOTAL FEES:				\$564.87	\$564.87
		Building (Residential)	Accessory Structure	BLDR-000112-2025	\$350,000.00	Mike Vering	14-1-15-33-00-000-008.001	20 Girl Scout Rd., Glen Carbon, IL 62034	0	03/13/2025	09/16/2025	03/30/2026		Accessory Structure - GCIL	\$30.00
Electrical Service (Residential) - GCIL	\$135.00													\$135.00	
Plumbing/Sanitation Svc. (Residential) - GCIL	\$195.00													\$195.00	
	\$360.00													\$360.00	
BLDR-000535-2025	\$200,000.00			RIVES CONTRACTING & DESIGN		2470 Kinder Place, Glen Carbon, IL 62034	3,000	09/03/2025	09/11/2025	03/10/2026		Accessory Structure - GCIL	\$30.00	\$30.00	
												Electrical Service (Residential) - GCIL	\$90.00	\$90.00	
												Plumbing/Sanitation Svc. (Residential) - GCIL	\$130.00	\$130.00	
													\$250.00	\$250.00	

PERMIT FEE LISTING BY ISSUED DATE (09/01/2025 TO 09/30/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid
		BLDR-000601-2025	\$4,300.00	Matt Maple		6 Pheasant Trail Trl, Glen Carbon, IL 62034	0	09/25/2025	09/29/2025	03/28/2026		Building Permit Fee - GCIL	\$70.00	\$70.00
													\$70.00	\$70.00
		BLDR-000602-2025	\$6,240.00	Matt Maple	14-2-15-25-10-103-019	44 Julie Dr, Glen Carbon, IL 62034	0	09/25/2025	09/29/2025	03/28/2026		Building Permit Fee - GCIL	\$70.00	\$70.00
													\$70.00	\$70.00
	Covered Porch	BLDR-000534-2025	\$46,000.00	Ryan Nolan	14-2-15-36-15-403-007	112 Oakshire Dr, Glen Carbon, IL 62034	480	09/02/2025	09/05/2025	03/10/2026		Building Permit Fee - GCIL	\$190.00	\$190.00
													\$190.00	\$190.00
		BLDR-000570-2025	\$5,800.00	Gavin J Menk	14-2-15-35-01-103-014	566 Glen Crossing Rd, Glen Carbon, IL 62034	334	09/15/2025	09/16/2025	04/07/2026	10/09/2025	Building Permit Fee - GCIL	\$70.00	\$70.00
													\$70.00	\$70.00
	Deck	BLDR-000592-2025	\$5,000.00	MONICA ROE	14-2-15-23-03-303-072	107 Bayhill Blvd, Glen Carbon, IL 62034	84	09/23/2025	09/23/2025	04/13/2026	10/13/2025	Deck-GCIL	\$70.00	\$70.00
													\$70.00	\$70.00
		BLDR-000599-2025	\$50,000.00	FERGUSON CONSTRUCTION		308 Westminster, Glen Carbon, IL 62034	408	09/25/2025	09/30/2025	03/29/2026		Deck-GCIL	\$190.00	\$190.00
													\$190.00	\$190.00
	Fence	BLDR-000502-2025	\$6,300.00	Keith Schroeder	14-2-15-28-02-205-002	29 Sierra Dr, Glen Carbon, IL 62034	0	08/11/2025	09/30/2025	03/29/2026		Fence - GCIL	\$30.00	\$30.00
													\$30.00	\$30.00
		BLDR-000562-2025	\$8,000.00	Osborne Fence, LLC	14-2-15-33-02-201-058	132 Meridian Oaks Dr, Glen Carbon, IL 62034	130	09/10/2025	09/18/2025	03/17/2026		Fence - GCIL	\$30.00	\$30.00
													\$30.00	\$30.00
		BLDR-000579-2025	\$3,458.00	Kevin Wood	14-2-15-35-04-404-056	19 Waterford Ln, Glen Carbon, IL 62034	124	09/17/2025	09/18/2025	03/17/2026		Fence - GCIL	\$30.00	\$30.00
													\$30.00	\$30.00
		BLDR-000584-2025	\$12,500.00	Cory McCunney	14-2-15-33-17-302-010	117 Crystal Gate Ln, Glen Carbon, IL 62034	0	09/18/2025	09/23/2025	03/22/2026		Fence - GCIL	\$30.00	\$30.00
													\$30.00	\$30.00

PERMIT FEE LISTING BY ISSUED DATE (09/01/2025 TO 09/30/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid
		BLDR-000596-2025	\$13,700.00	DONALD MAYNARD		127 E Willow Bend Dr, Glen Carbon, IL 62034	0	09/24/2025	09/26/2025	03/25/2026		Fence - GCIL	\$30.00	\$30.00
													\$30.00	\$30.00
	Pool	BLDR-000491-2025	\$9,800.00	Kenneth Krueger		10 Sierra DR, Glen Carbon, IL 62034	452	08/03/2025	09/12/2025	03/11/2026		Pool-GCIL	\$70.00	\$70.00
													\$70.00	\$70.00
		BLDR-000517-2025	\$6,500.00	Jenny Miller	14-2-15-33-10-101-026	48 Elmwood Dr, Glen Carbon, IL 62034	0	08/22/2025	09/04/2025	03/03/2026		Pool-GCIL	\$70.00	\$70.00
													\$70.00	\$70.00
	Roof	BLDR-000430-2025	\$23,590.00	Will Sturdivant	13-2-21-03-01-103-038	39 Cobblestone Ln, Glen Carbon, IL 62034	0	07/24/2025	09/04/2025	03/03/2026		Roof-GCIL	\$115.00	\$115.00
													\$115.00	\$115.00
		BLDR-000533-2025	\$2,751.00	Keith Schroeder	14-2-15-25-05-103-025	24 Cottonwood Glen Dr, Glen Carbon, IL 62034	0	09/02/2025	09/04/2025	03/03/2026		Roof-GCIL	\$70.00	\$70.00
													\$70.00	\$70.00
		BLDR-000561-2025	\$15,000.00	Wayne Elmore		50 Red Bud Lane, Glen Carbon, IL 62062	1,800	09/10/2025	09/11/2025	03/10/2026		Roof-GCIL	\$85.00	\$85.00
													\$85.00	\$85.00
		BLDR-000567-2025	\$15,766.00	Keith Schroeder	14-2-15-23-03-303-060	207 Bayhill Blvd, Glen Carbon, IL 62034	0	09/11/2025	09/11/2025	03/10/2026		Roof-GCIL	\$100.00	\$100.00
													\$100.00	\$100.00
		BLDR-000568-2025	\$14,968.00	Keith Schroeder	14-2-15-36-19-401-038	205 Ashford Dr, Glen Carbon, IL 62034	0	09/11/2025	09/15/2025	03/14/2026		Roof-GCIL	\$85.00	\$85.00
													\$85.00	\$85.00
		BLDR-000574-2025	\$10,000.00	Aaron Specht	14-2-15-22-14-301-056	3 Ginger Creek Pkwy, Glen Carbon, IL 62034	0	09/16/2025	09/25/2025	03/24/2026		Roof-GCIL	\$70.00	\$70.00
													\$70.00	\$70.00
		BLDR-000577-2025	\$8,500.00	Susie Daiber	14-1-15-28-00-000-015.001	140 Meridian Rd, Glen Carbon, IL 62034	0	09/17/2025	09/17/2025	03/16/2026		Roof-GCIL	\$70.00	\$70.00
													\$70.00	\$70.00

PERMIT FEE LISTING BY ISSUED DATE (09/01/2025 TO 09/30/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid
		BLDR-000586-2025	\$12,875.40	Michael Meany		19 englewood drive DR, Glen carbon, IL 62234	0	09/19/2025	09/19/2025	03/18/2026		Roof-GCIL	\$85.00	\$85.00
													\$85.00	\$85.00
		BLDR-000590-2025	\$38,211.00	Keith Schroeder	14-2-15-28-18-301-030	120 Windover Pt, Glen Carbon, IL 62034	0	09/22/2025	09/22/2025	03/21/2026		Roof-GCIL	\$160.00	\$160.00
													\$160.00	\$160.00
	Siding	BLDR-000531-2025	\$17,553.00	Keith Schroeder	14-2-15-25-07-202-028	3107 Alexandria Dr, Glen Carbon, IL 62034	0	08/28/2025	09/02/2025	03/01/2026		Building Permit Fee - GCIL	\$100.00	\$100.00
													\$100.00	\$100.00
		BLDR-000536-2025	\$16,278.00	Keith Schroeder		106 Bayhill BLVD, Glen Carbon, IL 62034	0	09/04/2025	09/08/2025	03/07/2026		Building Permit Fee - GCIL	\$100.00	\$100.00
													\$100.00	\$100.00
		BLDR-000559-2025	\$13,215.00	Keith Schroeder		6 Jennifer dr, Glen Carbon, IL 62034	0	09/08/2025	09/08/2025	03/07/2026		Building Permit Fee - GCIL	\$85.00	\$85.00
													\$85.00	\$85.00
		BLDR-000576-2025	\$7,500.00	Carol Speece		61 Elmwood DR, Glen Carbon, IL 62034	8	09/17/2025	09/17/2025	03/16/2026		Building Permit Fee - GCIL	\$70.00	\$70.00
													\$70.00	\$70.00
		BLDR-000600-2025	\$3,941.00	Keith Schroeder	14-2-15-25-07-202-017	3110 Alexandria Dr, Glen Carbon, IL 62034	0	09/25/2025	09/25/2025	03/24/2026		Building Permit Fee - GCIL	\$70.00	\$70.00
													\$70.00	\$70.00
TOTAL VALUATION:			\$927,746.40				TOTAL SQ FT:	6,820.16				TOTAL FEES:	\$2,825.00	\$2,825.00
Electrical (Commercial)	Upgrade	ELECC-000588-2025	\$3,230.00	Cyndie Corrado	14-2-15-28-01-105-002	91 Fountain Dr, Glen Carbon, IL 62034	0	09/19/2025	09/19/2025	03/18/2026		Electrical Svc. (Com) - GCIL	\$32.30	\$32.30
													\$32.30	\$32.30
TOTAL VALUATION:			\$3,230.00				TOTAL SQ FT:	0.00				TOTAL FEES:	\$32.30	\$32.30

PERMIT FEE LISTING BY ISSUED DATE (09/01/2025 TO 09/30/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid
Electrical (Residential)	Generator	ELER-000540-2025	\$16,499.00	Daniel Braun	14-2-15-36-00-000-012	945 Glen Crossing Rd, Glen Carbon, IL 62034	0	09/08/2025	09/09/2025	04/01/2026		Electrical Service (Residential) - GCIL	\$45.00	\$45.00
													\$45.00	\$45.00
	Upgrade	ELER-000560-2025	\$10,000.00	jeff S foutch		40 carma, glen carbon, IL 62034	1,000	09/09/2025	09/18/2025	03/17/2026		Electrical Service (Residential) - GCIL	\$45.00	\$45.00
													\$45.00	\$45.00
		ELER-000578-2025	\$0.00	Chase Daugherty		205 Nicole CT, Glen Carbon, IL 62034	0	09/17/2025	09/17/2025	03/16/2026		Electrical Service (Residential) - GCIL	\$45.00	\$45.00
													\$45.00	\$45.00
		ELER-000595-2025	\$1,100.00	Zach Brda	14-2-15-28-04-402-011	9 Blue Spring Ct, Glen Carbon, IL 62034	0	09/24/2025	09/25/2025	04/06/2026		Electrical Service (Residential) - GCIL	\$45.00	\$45.00
													\$45.00	\$45.00
TOTAL VALUATION:			\$27,599.00	TOTAL SQ FT:			1,000.00	TOTAL FEES:					\$180.00	\$180.00
Sign (Commercial)	Temporary	SIGNC-000582-2025	\$148.00	Hannah Lukowski		2301 Troy Rd, Glen Carbon, IL 62034	0	09/18/2025	09/22/2025	03/21/2026	09/22/2025	Sign - GCIL	\$80.00	\$80.00
													\$80.00	\$80.00
TOTAL VALUATION:			\$148.00	TOTAL SQ FT:			0.00	TOTAL FEES:					\$80.00	\$80.00
Solar (Residential)	Solar	SOLR-000564-2025	\$27,350.00	Lee Hatley	14-2-15-34-11-201-069	81 Englewood Dr, Glen Carbon, IL 62034	0	09/10/2025	09/16/2025	03/15/2026		Electrical Service (Residential) - GCIL	\$45.00	\$45.00
												Solar-GCIL	\$130.00	\$130.00
													\$175.00	\$175.00
													\$175.00	\$175.00
		SOLR-000573-2025	\$42,143.00	Theodore J Tiernan	14-2-15-33-02-201-079	227 Smola Woods Ct, Glen Carbon, IL 62034	462	09/16/2025	09/26/2025	03/25/2026		Electrical Service (Residential) - GCIL	\$45.00	\$45.00
												Solar-GCIL	\$175.00	\$175.00
													\$220.00	\$220.00
		SOLR-000593-2025	\$83,625.00	Carolina Armenta		125 Ellington Ct, Glen Carbon, IL 62034	10,007	09/23/2025	09/25/2025	03/24/2026		Electrical Service (Residential) - GCIL	\$45.00	\$45.00
													\$45.00	\$45.00
TOTAL VALUATION:			\$153,118.00	TOTAL SQ FT:			10,469.40	TOTAL FEES:					\$440.00	\$440.00

PERMIT FEE LISTING BY ISSUED DATE (09/01/2025 TO 09/30/2025)

Permit Type	Work Class	Permit Number	Valuation	Billing Contact(s)	Parcel	Address	Sq Ft	Apply Date	Issue Date	Expire Date	Final Date	Fee Name	Fee Amount	Amount Paid
GRAND TOTALS		VALUATION:	\$1,173,932.40	SQ FT:			19,369.56	FEES:					\$4,122.17	\$4,122.17



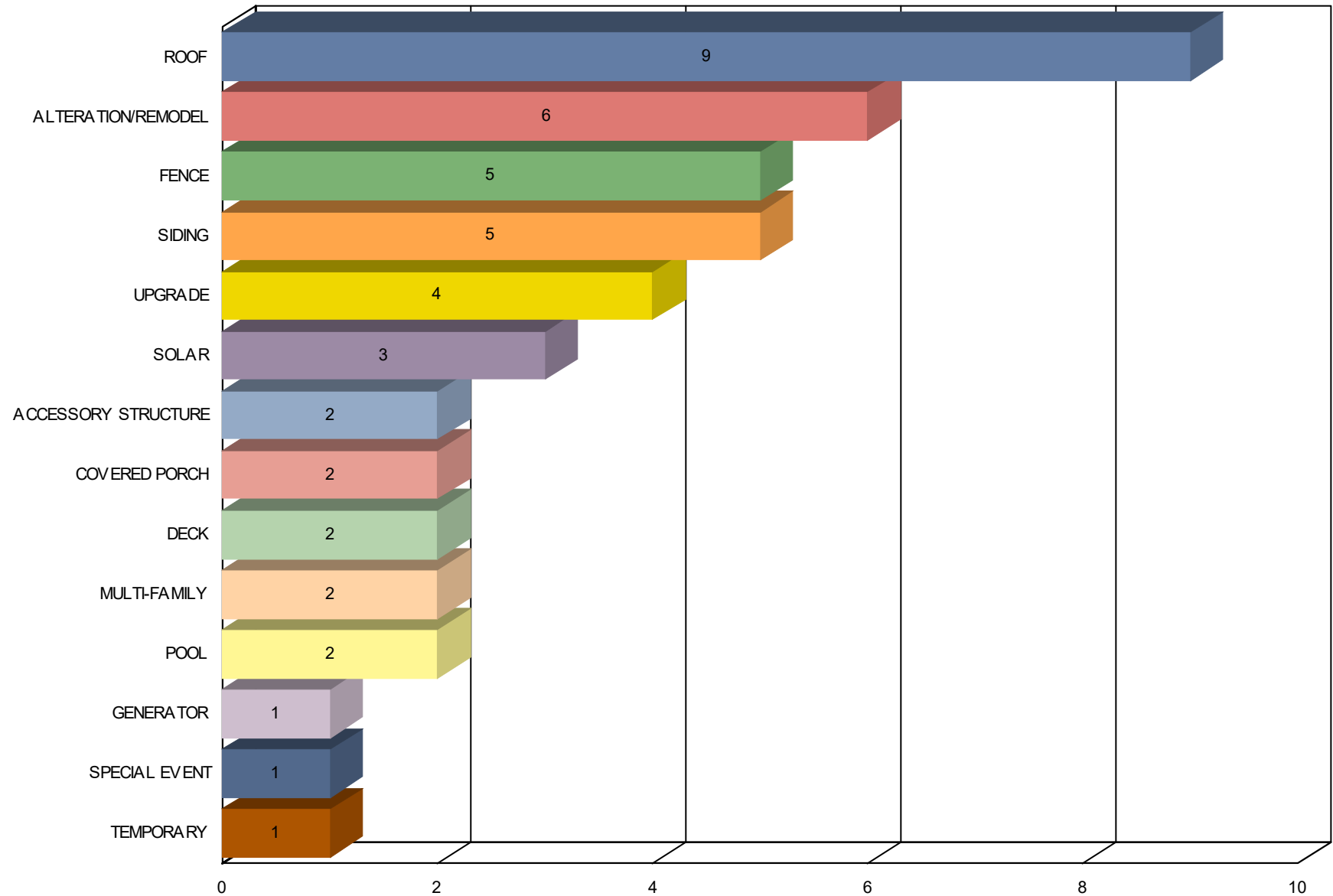
PERMIT ISSUANCE SUMMARY (09/01/2025 TO 09/30/2025) FOR VILLAGE OF GLEN CARBON

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Building (Commercial)	Alteration/Remodel	4	1,080	\$62,091.00	\$564.87
BUILDING (COMMERCIAL) TOTAL:		4	1,080	\$62,091.00	\$564.87
Building (Residential)	Accessory Structure	2	3,000	\$550,000.00	\$610.00
	Alteration/Remodel	2	0	\$10,540.00	\$140.00
	Covered Porch	2	814	\$51,800.00	\$260.00
	Deck	2	492	\$55,000.00	\$260.00
	Fence	5	254	\$43,958.00	\$150.00
	Pool	2	452	\$16,300.00	\$140.00
	Roof	9	1,800	\$141,661.40	\$840.00
	Siding	5	8	\$58,487.00	\$425.00
BUILDING (RESIDENTIAL) TOTAL:		29	6,820	\$927,746.40	\$2,825.00
Electrical (Commercial)	Upgrade	1	0	\$3,230.00	\$32.30
ELECTRICAL (COMMERCIAL) TOTAL:		1	0	\$3,230.00	\$32.30
Electrical (Residential)	Generator	1	0	\$16,499.00	\$45.00
	Upgrade	3	1,000	\$11,100.00	\$135.00
ELECTRICAL (RESIDENTIAL) TOTAL:		4	1,000	\$27,599.00	\$180.00
Landlord Registration	Multi-Family	2	0	\$0.00	\$0.00
LANDLORD REGISTRATION TOTAL:		2	0	\$0.00	\$0.00
Sign (Commercial)	Temporary	1	0	\$148.00	\$80.00
SIGN (COMMERCIAL) TOTAL:		1	0	\$148.00	\$80.00
Solar (Residential)	Solar	3	10,469	\$153,118.00	\$440.00
SOLAR (RESIDENTIAL) TOTAL:		3	10,469	\$153,118.00	\$440.00
Special Event	Special Event	1	0	\$0.00	\$0.00
SPECIAL EVENT TOTAL:		1	0	\$0.00	\$0.00
GRAND TOTAL:		45	19,370	\$1,173,932.40	\$4,122.17

* Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.



PERMITS ISSUED BY WORK CLASS (09/01/2025 TO 09/30/2025) FOR VILLAGE OF GLEN CARBON



PERMITS ISSUED BY WORK CLASS (09/01/2025 TO 09/30/2025)

Permit #	Type	Workclass	Status	Issue Date	Main Address	Project	District	Parcel
ACCESSORY STRUCTURE								
BLDR-000535-2025	Building (Residential)	Accessory Structure	Issued	09/11/2025	2470 Kinder Place, Glen Carbon, IL 62034		Blank	
BLDR-000112-2025	Building (Residential)	Accessory Structure	Issued	09/16/2025	20 Girl Scout Rd., Glen Carbon, IL 62034		Blank	14-1-15-33-00-000-008.001
PERMITS ISSUED FOR ACCESSORY STRUCTURE:								2
ALTERATION/REMODEL								
BLDC-000563-2025	Building (Commercial)	Alteration/Remodel	Issued	09/16/2025	9 Ginger Creek Vlg, Glen Carbon, IL 62034		Blank	14-2-15-22-14-301-049.001
BLDC-000571-2025	Building (Commercial)	Alteration/Remodel	Issued	09/17/2025	91 Fountain Dr, Glen Carbon, IL 62034		Blank	14-2-15-28-01-105-002
BLDC-000587-2025	Building (Commercial)	Alteration/Remodel	Issued	09/19/2025	Troy Rd, Glen Carbon, IL		Blank	
BLDR-000601-2025	Building (Residential)	Alteration/Remodel	Issued	09/29/2025	6 Pheasant Trail Trl, Glen Carbon, IL 62034		Blank	
BLDR-000602-2025	Building (Residential)	Alteration/Remodel	Issued	09/29/2025	44 Julie Dr, Glen Carbon, IL 62034		Blank	14-2-15-25-10-103-019
BLDC-000598-2025	Building (Commercial)	Alteration/Remodel	Issued	09/30/2025	4509 State Route 159, Glen Carbon, IL 62034		Blank	14-1-15-26-03-302-023.C00
PERMITS ISSUED FOR ALTERATION/REMODEL:								6
COVERED PORCH								
BLDR-000534-2025	Building (Residential)	Covered Porch	Issued	09/05/2025	112 Oakshire Dr, Glen Carbon, IL 62034		Blank	14-2-15-36-15-403-007
BLDR-000570-2025	Building (Residential)	Covered Porch	Complete	09/16/2025	566 Glen Crossing Rd, Glen Carbon, IL 62034		Blank	14-2-15-35-01-103-014
PERMITS ISSUED FOR COVERED PORCH:								2
DECK								
BLDR-000592-2025	Building (Residential)	Deck	Complete	09/23/2025	107 Bayhill Blvd, Glen Carbon, IL 62034		Blank	14-2-15-23-03-303-072
BLDR-000599-2025	Building (Residential)	Deck	Issued	09/30/2025	308 Westminster, Glen Carbon, IL 62034		Blank	
PERMITS ISSUED FOR DECK:								2
FENCE								
BLDR-000562-2025	Building (Residential)	Fence	Issued	09/18/2025	132 Meridian Oaks Dr, Glen Carbon, IL 62034		Blank	14-2-15-33-02-201-058

PERMITS ISSUED BY WORK CLASS (09/01/2025 TO 09/30/2025)

Permit #	Type	Workclass	Status	Issue Date	Main Address	Project	District	Parcel
BLDR-000579-2025	Building (Residential)	Fence	Issued	09/18/2025	19 Waterford Ln, Glen Carbon, IL 62034		Blank	14-2-15-35-04-404-056
BLDR-000584-2025	Building (Residential)	Fence	Issued	09/23/2025	117 Crystal Gate Ln, Glen Carbon, IL 62034		Blank	14-2-15-33-17-302-010
BLDR-000596-2025	Building (Residential)	Fence	Issued	09/26/2025	127 E Willow Bend Dr, Glen Carbon, IL 62034		Blank	
BLDR-000502-2025	Building (Residential)	Fence	Issued	09/30/2025	29 Sierra Dr, Glen Carbon, IL 62034		Blank	14-2-15-28-02-205-002

PERMITS ISSUED FOR FENCE: 5

GENERATOR

ELER-000540-2025	Electrical (Residential)	Generator	Issued	09/09/2025	945 Glen Crossing Rd, Glen Carbon, IL 62034		Blank	14-2-15-36-00-000-012
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PERMITS ISSUED FOR GENERATOR: 1

MULTI-FAMILY

LL-000313-2025	Landlord Registration	Multi-Family	Complete	09/08/2025	90 Magnolia Dr, 1211, Glen Carbon, IL 62034		Blank	
LL-000467-2025	Landlord Registration	Multi-Family	Complete	09/08/2025	96 Magnolia Dr, 2205, Glen Carbon, IL 62034		Blank	

PERMITS ISSUED FOR MULTI-FAMILY: 2

POOL

BLDR-000517-2025	Building (Residential)	Pool	Issued	09/04/2025	48 Elmwood Dr, Glen Carbon, IL 62034		Blank	14-2-15-33-10-101-026
BLDR-000491-2025	Building (Residential)	Pool	Issued	09/12/2025	10 Sierra Dr, Glen Carbon, IL 62034		Blank	

PERMITS ISSUED FOR POOL: 2

ROOF

BLDR-000430-2025	Building (Residential)	Roof	Issued	09/04/2025	39 Cobblestone Ln, Glen Carbon, IL 62034		Blank	13-2-21-03-01-103-038
BLDR-000533-2025	Building (Residential)	Roof	Issued	09/04/2025	24 Cottonwood Glen Dr, Glen Carbon, IL 62034		Blank	14-2-15-25-05-103-025
BLDR-000561-2025	Building (Residential)	Roof	Issued	09/11/2025	50 Red Bud Lane, Glen Carbon, IL 62062		Blank	
BLDR-000567-2025	Building (Residential)	Roof	Issued	09/11/2025	207 Bayhill Blvd, Glen Carbon, IL 62034		Blank	14-2-15-23-03-303-060
BLDR-000568-2025	Building (Residential)	Roof	Issued	09/15/2025	205 Ashford Dr, Glen Carbon, IL 62034		Blank	14-2-15-36-19-401-038

PERMITS ISSUED BY WORK CLASS (09/01/2025 TO 09/30/2025)

Permit #	Type	Workclass	Status	Issue Date	Main Address	Project	District	Parcel
BLDR-000577-2025	Building (Residential)	Roof	Issued	09/17/2025	140 Meridian Rd, Glen Carbon, IL 62034		Blank	14-1-15-28-00-000-015.001
BLDR-000586-2025	Building (Residential)	Roof	Issued	09/19/2025	19 Englewood Drive Dr, Glen Carbon, IL 62234		Blank	
BLDR-000590-2025	Building (Residential)	Roof	Issued	09/22/2025	120 Windover Pt, Glen Carbon, IL 62034		Blank	14-2-15-28-18-301-030
BLDR-000574-2025	Building (Residential)	Roof	Issued	09/25/2025	3 Ginger Creek Pkwy, Glen Carbon, IL 62034		Blank	14-2-15-22-14-301-056

PERMITS ISSUED FOR ROOF: 9

SIDING

BLDR-000531-2025	Building (Residential)	Siding	Issued	09/02/2025	3107 Alexandria Dr, Glen Carbon, IL 62034		Blank	14-2-15-25-07-202-028
BLDR-000536-2025	Building (Residential)	Siding	Issued	09/08/2025	106 Bayhill Blvd, Glen Carbon, IL 62034		Blank	
BLDR-000559-2025	Building (Residential)	Siding	Issued	09/08/2025	6 Jennifer Dr, Glen Carbon, IL 62034		Blank	
BLDR-000576-2025	Building (Residential)	Siding	Issued	09/17/2025	61 Elmwood Dr, Glen Carbon, IL 62034		Blank	
BLDR-000600-2025	Building (Residential)	Siding	Issued	09/25/2025	3110 Alexandria Dr, Glen Carbon, IL 62034		Blank	14-2-15-25-07-202-017

PERMITS ISSUED FOR SIDING: 5

SOLAR

SOLR-000564-2025	Solar (Residential)	Solar	Issued	09/16/2025	81 Englewood Dr, Glen Carbon, IL 62034		Blank	14-2-15-34-11-201-069
SOLR-000593-2025	Solar (Residential)	Solar	Issued	09/25/2025	125 Ellington Ct, Glen Carbon, IL 62034		Blank	
SOLR-000573-2025	Solar (Residential)	Solar	Issued	09/26/2025	227 Smola Woods Ct, Glen Carbon, IL 62034		Blank	14-2-15-33-02-201-079

PERMITS ISSUED FOR SOLAR: 3

SPECIAL EVENT

Special -000537-2025*	Special Event	Special Event	Expired	09/11/2025	171 Main, Glen Carbon, IL 62034		Blank	14-2-15-34-13-302-016
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PERMITS ISSUED FOR SPECIAL EVENT: 1

TEMPORARY

SIGNC-000582-2025	Sign (Commercial)	Temporary	Issued	09/22/2025	2301 Troy Rd, Glen Carbon, IL 62034		Blank	
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PERMITS ISSUED BY WORK CLASS (09/01/2025 TO 09/30/2025)

Permit #	Type	Workclass	Status	Issue Date	Main Address	Project	District	Parcel
PERMITS ISSUED FOR TEMPORARY:								1
UPGRADE								
ELER-000578-2025	Electrical (Residential)	Upgrade	Issued	09/17/2025	205 Nicole Ct, Glen Carbon, IL 62034		Blank	
ELER-000560-2025	Electrical (Residential)	Upgrade	Issued	09/18/2025	40 Carma, Glen Carbon, IL 62034		Blank	
ELECC-000588-2025	Electrical (Commercial)	Upgrade	Issued	09/19/2025	91 Fountain Dr, Glen Carbon, IL 62034		Blank	14-2-15-28-01-105-002
ELER-000595-2025	Electrical (Residential)	Upgrade	Issued	09/25/2025	9 Blue Spring Ct, Glen Carbon, IL 62034		Blank	14-2-15-28-04-402-011
PERMITS ISSUED FOR UPGRADE:								4
GRAND TOTAL OF PERMITS:								45

* Indicates active hold(s) on this permit



Memo

To: Building and Development Committee Members

From: Erika Heil, Director of Community Development

Date: November 25, 2025

RE: Building & Zoning Administrator Report

Proposed Motion: