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Area Developer Rehabs in Belleville, Appreciating City's Standards

Belleville, Ill. – February 18, 2020 –Willie and Shirley Vaughn own and manage rental properties all over the Metro East, including Cahokia, Fairview Heights, O'Fallon, and now for the first time, Belleville.

“I drove through this area many times and just kept being drawn to this big white building right on Main Street,” said Willie. “I saw how some of the changes were happening in this neighborhood, some old apartments were torn down, and there are nearby public services like schools and a fire station, which made me think about the possibility of investing in Belleville.”

That’s exactly what they did. In 2017, the couple purchased 9454 W. Main Street and began expansive renovations on the space that was formerly a hair salon, doctor’s office, and apartment building. For the nine-month renovation, the couple worked with contractors to put in new ceilings, floors, windows, wiring, walls, and equipment to turn the first floor into a split barber shop and hair salon, with three high-end apartments on the second and third stories.

As this was the couples’ first endeavor into both commercial and residential property management in Belleville, they worked closely with the city to ensure they met its standards for renovations, business operations, and crime-free housing.

“We basically cleared out everything except this center wall. It was quite a process and we were working closely with the city staff to ensure we met the standards and codes of the city,” said Willie. “Once everything was complete, several aldermen and the mayor came to see the work we did and were very impressed. I felt really good about that!”

Team Victory Inc. Styles and Cuts had its grand opening on Nov. 13, 2018. The building is open for individual stylists and barbers to rent a booth or the entire salon or barber shop. Booth rental is \$75 weekly.

“This was a successful project because the developers were prepared and equipped with the proper credentials, plans and engineers, which set them up for success,” said City of Belleville Building Commissioner Jeff Heidorn. “They were good to work with. They listened to us and adjusted as needed to ensure everything was properly up to code. Because of that, they got the job done and the process went pretty smoothly.”

The City of Belleville, Illinois, incorporated in 1814, is the St. Clair County seat and the largest city in southern Illinois. With a current population of 44,478 (2010), Belleville is home to the longest contiguous main street in the United States, excellent education and healthcare organizations, and thriving businesses and neighborhoods, including three National Historic Districts. Mayor Mark Eckert runs the municipal government along with elected officials including City Clerk Jennifer Gain Meyer, Treasurer Dean Hardt, and 16 aldermen representing eight city wards. The vision for the City of Belleville is one where all sectors of the community work together to help the city grow and prosper and to become a model for other communities to follow.

As with all their ventures, Willie and Shirley ensure that their tenants and residents adhere to their Team Victory rules which include respecting each other, elders, children, and their shop.

“We wanted to create a space that was family oriented and comfortable for everyone to be in, especially since we have people who call this building home upstairs,” said Willie. “It’s really important for us to attract tenants who want to be part of something positive, to build each other up, and to have a safe place to live and work.”

That’s one reason why the Vaughns are in support of the City of Belleville’s crime free housing initiatives, which were implemented in 2013. The goal of the city’s Crime-Free Housing Program is to increase the quality of life of residents by partnering the city with property owners, landlords and managing agents to decrease the incidents of public safety violations and criminal activity in rental properties. The program collects current and accurate information identifying existing rental properties, owners, landlords and managing agents in the city.

“Working with cities who have crime free housing laws is important to me because I have those same standards,” said Willie. “Belleville has high standards, but I have those same standards, So I agree with them and respect their ordinances. Having something like a city in support of the same standards I am as a landlord and property owner is helpful when it comes to working with potential tenants.”

To learn more about purchasing property, making renovations, or being a landlord in the City of Belleville, visit www.belleville.net.

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