

# Mascoutah City Council

June 1, 2015

## REGULAR MEETING AGENDA

### City Council Meeting - 7:00 pm

#### 1. PRAYER & PLEDGE OF ALLEGIANCE

#### 2. CALL TO ORDER

#### 3. ROLL CALL

#### 4. AMEND AGENDA – consideration of items to be added/ deleted to /from the meeting agenda. *No action can be taken on added items, but may be discussed only. Exceptions – emergency items as authorized by law.*

#### 5. MINUTES, May 18, 2015 City Council Meeting (Page 1 to Page 5)

#### 6. PUBLIC COMMENTS (3 minutes) – opportunity for the public to comment.

#### 7. REPORTS AND COMMUNICATIONS

- A. Mayor
- B. City Council
- C. City Manager
- D. City Attorney
- E. City Clerk

#### 8. COUNCIL BUSINESS

##### A. Council Items for Action:

##### 1. PC15-05 – Domino's – Site Plan and Architectural Review

(Page 16 to Page 24)

Description: Council review and approval of Site Plan and Architectural Elevations for a new Domino's restaurant (two-bay retail strip center) at Hayden Drive / IL Route 4 (9785 Hayden Drive).

Recommendation: Council Approval.

##### 2. Code Change – Public Comment Policy (Second Reading)

(Page 25 to Page 30)

Description: Council approval of an ordinance to amend Chapter 1 – Administration to add Public Comment Policy to the City Code of Ordinances.

Recommendation: Council Approval.

**3. Prevailing Wage Ordinance (First Reading) (Page 31 to Page 40)**

Description: Council approval of an ordinance adopting and affirming the City of Mascoutah, St. Clair County, Prevailing Wage.

Recommendation: First Reading.

**B. Council – Miscellaneous Items**

- Fuesser Road Construction Update

**C. City Manager**

- SpectraTech Bid Discussion – Manhole Rehab Project

**10. PUBLIC COMMENTS (3 MINUTES)**

**11. ADJOURNMENT TO EXECUTIVE SESSION – NONE**

**12. MISCELLANEOUS OR FINAL ACTIONS**

**13. ADJOURNMENT**

***POSTED 5/29/15 at 5:00 PM***

**CITY OF MASCOUTAH  
CITY COUNCIL MINUTES  
#3 WEST MAIN STREET  
MASCOUTAH, IL 62258-2030**

**MAY 18, 2015**

The minutes of the regular meeting of the City Council of the City of Mascoutah.

**PRAYER AND PLEDGE OF ALLEGIANCE**

City prayer was delivered by City Clerk Kari Haas. The Council remained standing and recited the Pledge of Allegiance.

**CALL TO ORDER**

Mayor Gerald Daugherty called the meeting to order at 7:00 p.m.

**ROLL CALL**

*Present:* Mayor Gerald Daugherty and Council members Ben Grodeon, Paul Schorr, John Weyant, and Pat McMahan.

*Absent:* None.

*Other Staff Present:* City Manager Cody Hawkins, City Clerk Kari Haas, City Attorney Al Paulson, City Engineer Ron Yeager, Police Chief Bruce Fleshren, Fire Chief Joe Zinck, Finance Coordinator Lynn Weidenbenner, and Assistant City Manager Lisa Koerkenmeier.

*Establishment of a Quorum:* A quorum of City Council members was present.

**AMEND AGENDA**

None.

**MINUTES**

The minutes of the May 4, 2015 regular City Council meeting were presented and stood as presented.

*Motion passed.* Passed by unanimous yes voice vote.

**PUBLIC COMMENTS**

None.

**DEPARTMENT REPORTS**

*Fire Chief Joe Zinck* – April 2015 report was provided.

*Public Safety Director Bruce Fleshren* – April 2015 report was provided. Councilman Grodeon asked about body cameras and if there was a place for that in our department. Police Chief stated that they are not allowed in Illinois right now because of the need for

consent between both parties to be recorded. Mayor asked about safe zones for trading like sales on Craigslist. Police Chief stated that people are encouraged to meet people in the lobby at the police department if they wish or in a public place.

*Finance Coordinator Lynn Weidenbenner* – Monthly financials provided. Councilman Grodeon asked about the balance sheet for the Ambulance Fund and how the end of year fund balance compares to the recovery plan. Finance Coordinator stated that it is very comparable to the plan but there will also be audit adjustments but should still remain on target. Councilman Weyant asked about the bulletproof vests and budgeted funds for this fiscal year and next fiscal year. Finance Coordinator stated that there are funds to replace bulletproof vests placed in the budget each fiscal year and the amount purchased depends on if any grant money is received.

*City Engineer/Director of Public Works Ron Yeager* – Status report on public projects and monthly building permits report provided. Councilman Schorr asked about the berm trail and expected start date and that he saw in the paper that it wouldn't start until 2019. City Engineer stated that the City was able to move up on the list since we had all of our paperwork completed and required approvals from IDOT.

## **REPORTS AND COMMUNICATIONS**

### *Mayor*

Presented proclamation proclaiming May 23<sup>rd</sup>, 2015 as VFW Buddy Poppy Day.

Mayor asked for ratification of appointment of Dean Smith to the Zoning Board of Appeals to fill the vacancy of Robert Skeen. McMahan moved, seconded by Schorr, to ratify the appointment of Dean Smith to the Zoning Board of Appeals.

***Motion passed.*** Passed by unanimous yes voice vote.

Attended the following meetings and functions: Chamber meeting, volunteered at the Visitor's Center, IML sponsored police seminar regarding deadly force, Armed Forces Ball, guest on the National Public Radio regarding attractions in the Metro-East, reception at Scott AFB for civic leaders from around the country, Spring Fest, Fire Department open house, Norton movie theatre dedication at the museum.

### *City Council*

Grodeon – Nothing to report.

Schorr – Attended the following meetings and functions: Chamber meeting, community garden dedication, Spring Fest clean up, Fire Department open house.

Weyant – Attended the following meetings and functions: Lion golf tournament, Spring Fest, Fire Department open house, Norton movie theatre dedication at the museum.

McMahan – Attended the following meetings and functions: Chamber meeting, Lions golf tournament, Spring Fest, Fire Department open house.

*City Manager* – Nothing to report.  
*City Attorney* – Nothing to report.  
*City Clerk* – Nothing to report.

## **COUNCIL BUSINESS**

### **CONSENT CALENDAR (OMNIBUS)**

The April 2015 Fund Balance Report and Claims & Salaries Report were provided under the omnibus consideration.

Weyant moved, seconded by Schorr, to accept all items under Omnibus consideration.

***Motion passed.*** AYE's – Grodeon, Schorr, Weyant, McMahan, Daugherty. NAY's – none.

### **POLICE VEHICLE PURCHASE**

City Manager presented report for Council consideration of approval of the purchase of two vehicles to be used as marked squad cars for the police department.

Councilman Weyant asked about purchasing two SUVs instead of one of each. Police Chief stated that he would love to have two SUVs but was trying to remain frugal.

Councilman Grodeon asked about the service costs between the sedans and the current SUVs. Police Chief stated that they are still new so there hasn't been any service needed. Police Chief stated that they haven't noticed a spike in fuel costs with the use of the SUVs.

Council was in agreement to purchase two SUVs if there were enough funds in the budget. Finance Coordinator stated that there is \$48,000 budgeted for the loan payments so there would be enough budgeted funds for the loan payment of two SUVs.

Weyant moved, seconded by McMahan, to approve the purchase of two 2015 SUV vehicles from Brent Bergheger Chrysler Dodge Jeep Ram of Mascoutah, IL in the amount of \$63,766.00 and authorize appropriate officials to execute the required documents.

***Motion passed.*** AYE's – Grodeon, Schorr, Weyant, McMahan, Daugherty. NAY's – none.

### **MANHOLE REHABILITATION PROJECT – BID AWARD**

City Manager presented report for Council consideration of approval and authorization of bid for sanitary manhole repairs located between Bernard Street and 1<sup>st</sup> Street which were identified during the 2012 I&I Studies performed by RJN Group.

Mayor asked about the alternate bid and what the difference was. City Engineer stated that the alternate bid uses a fiberglass (polymer plastic) type liner instead of cement based

but is still being tested in other communities so we are staying with the cement base for now.

Grodeon moved, seconded by Schorr, to approve the low bid of \$50,997.50 for furnishing all materials, equipment and labor to construct the Manhole Rehabilitation Project to SpectraTech LLC of Noblesville, IN and authorize appropriate officials to execute the necessary documents.

**Motion passed.** AYE's – Grodeon, Schorr, Weyant, McMahan, Daugherty. NAY's – none.

#### **CODE CHANGE – PUBLIC COMMENT POLICY (FIRST READING)**

City Manager presented report for Council consideration of approval of an Ordinance to amend Chapter 1 – Administration to add a Public Comment Policy to the City Code of Ordinances.

Council discussed the draft policy at length. Council decided to strike the subsection regarding submittal of a form by individuals to be placed on the agenda under public comment.

No action required. First reading.

#### **COUNCIL – MISCELLANEOUS ITEMS**

City Manager provided information to Council regarding an energy grant application for possible solar panel energy to be used at the sewer treatment plant. City Manager stated that he wanted to know if Council wanted him to pursue the grant possibility. The City Manager stated that the grants can pay up to 80% of the cost and the payback is usually within the first 5 years. Council was in agreement to proceed with the process of the grant application.

Councilman Schorr asked about the letters sent out to Greystone Manor and Crown Pointe and asked if it was just those entities that are restricted from obtaining building permits because he has noticed basements and foundations being put in at Greystone Manor within the last week. Assistant City Manager explained that there are lots within Greystone Manor that were sold off to other builders or that had already been purchased by residents anywhere between 6 months to 2 years and are now starting to be built on. Assistant City Manager stated that the next phase on the Greystone Manor subdivision would be to place a lien on the unsold lots which would hinder any future lot purchases until the debt has been settled.

#### **CITY MANAGER – MISCELLANEOUS ITEMS**

City Manager provided information to Council regarding the issues with the payment to the developer on the reconstruction of Douglas Avenue and the building of the Douglas apartments. City Manager stated that the development agreement stated that the City agreed to an estimated price of \$18.38 per square yard to mill and repave Douglas Avenue based on a 4 inch asphalt overlay along with an additional \$9,200 for incidentals

(curb repairs, base repairs, etc.). City Manager stated that the developer wants what is stated in the contract but the City is wanting to pay for what is actually out there, which is a little over 2 inch asphalt overlay. City Manager stated that he is wanting Council's guidance and input. Councilman Schorr asked about the building permit fees and if those are reimbursable. City Manager stated that the City Code states that building permit fees are forfeited if the building permits are forfeited. Council was in agreement that the building permit fees should not be reimbursed. Council discussed what should be done about the cost of the road. Council asked if the City had received a bill from the contractor for the work that was done. City Engineer stated that we have received a bill from the contractor which was based on \$18.38 per square yard plus the \$9,200 for incidentals, which is the inflated unit price. City Engineer stated that he did receive a copy of the bill from Christ Brothers (subcontractor) to Stukenberg which was received on Friday. Council was in agreement to have staff review the bill received from the subcontractor and negotiate a unit price with the contractor.

#### **PUBLIC COMMENTS**

None.

#### **MISCELLANEOUS OR FINAL ACTIONS**

None.

#### **ADJOURNMENT**

McMahan moved, seconded by Schorr, to **adjourn at 8:21 p.m.**

*Motion passed.* Motion passed by unanimous yes voice vote.

  
Kari D. Haas, City Clerk





**CITY OF MASCOUTAH**  
**Staff Report**

**TO:** Honorable Mayor & Council

**FROM:** Cody Hawkins – City Manager

**SUBJECT:** **PC 15-05 – Domino's - Site Plan and Architectural Review for a new Domino's restaurant (two-bay retail strip center) at Hayden Drive/IL Route 4 (9785 Hayden Drive)**

**MEETING DATE:** June 1, 2015

**REQUESTED ACTION:**

Review and approval of Site Plan and Architectural Elevations for a new Domino's restaurant (two-bay retail strip center) at Hayden Drive/IL Route 4 (9785 Hayden Drive).

**BACKGROUND & STAFF COMMENTS:**

Mark Ratterman of MBR Management proposes to construct a Domino's restaurant at Hayden Drive/IL Route 4. This project will include construction of a new two-bay retail strip center, 2,964 square feet in size with a pick-up window and parking lot. The development will be located on a portion of Lot 2 of The Plaza which includes the Mobil station. To accommodate the Domino's project, Lot 2 will be re-subdivided.

The site plan depicts the new two-bay retail strip center designed with a pick up window on the east side of the building and a walk-in cooler on the north side of the building. The front elevation is on the south side of the building fronting Hayden Drive. The site plan includes 33 parking spaces and a trash enclosure located in the northeast corner of the property. The new parcel will not have direct access to Hayden Drive or IL Route 4, but rather will be served by a blanket access easement created over the Mobil station lot.

In accordance with Section 34-13-11, of the City Code, a major site plan shall be required for any development that is adding more than 5,000 sq. ft. of new impermeable surface to a site. The site plan requires review of the Planning Commission and approval by the City Council. The Planning Commission reviewed the site plan at the May 20, 2015 meeting and recommends that the City Council approve the site plan and architectural elevations for the new building with the Findings and Conditions of Approval attached.

**DISCUSSION POINTS / ISSUES:**

The retail strip center is a permitted use in the General Commercial (GC) District. As depicted in the site plan, the building will meet the front, side, and rear yard requirements of the GC District. The new re-subdivided lot to accommodate the development is 0.756 acres in size and meets the minimum lot size, lot width and lot depth requirements. As noted, the new parcel will not have direct access to Hayden Drive or IL Route 4 and will be served by a blanket access

easement created over the Mobil station lot. The aisle widths meet code requirements for the directional flow shown on the site plan. The development is required to have 15 parking spaces, and a total of 33 spaces are provided. Since the tenant for the second bay is unknown at this time, more parking is being provided to accommodate virtually any type of business which may lease the space in the future. All utilities are readily available to the site.

The architectural elevations provided by the developer and the exterior materials to be used for the building's construction were deemed acceptable by the Planning Commission, and no additional recommendations were made by the Commission. The sign elevations as presented comply with present sign regulations and no variances were needed or requested for this development. Sign area allowances on the proposed free standing sign and a second wall sign will be available for the second tenant.

If the Council chooses to adopt the Conditions of Approval as recommended by staff and the Planning Commission, the site plan will be revised to depict the following improvements:

1. The parking islands and the front of the building (south side) shall include ornamental landscaping.
2. The parking lot along the south and east property lines shall include curbing.
3. A sidewalk shall be constructed by the developer from the point of termination of the existing sidewalk at the Mobil station to IL Route 4 ROW (approximately 100 feet). An accessible ramp will not be constructed at this time. This sidewalk will be constructed in the Hayden Drive right-of-way.

#### **RECOMMENDATION:**

Staff recommends approval of the Site Plan and Architectural Elevations for a new Domino's restaurant (two-bay retail strip center) at Hayden Drive/IL Route 4 (9785 Hayden Drive), subject to the attached Findings and Conditions of Approval.

#### **SUGGESTED MOTION:**

"I move that the City Council recommend approval of the Site Plan and Architectural Elevations for a new Domino's restaurant (two-bay retail strip center) at Hayden Drive/IL Route 4 (9785 Hayden Drive), subject to the attached Findings and Conditions of Approval.

**MOTION** \_\_\_\_\_ **SECOND** \_\_\_\_\_

Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Abstentions \_\_\_\_\_

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

Cody Hawkins  
City Manager

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

  
Lisa Koerkenmeier, AICP  
Assistant City Manager

Attachments: A - Findings for Approval

B - Conditions of Approval

C - Planning Commission Staff Report with attachments

D - Planning Commission Meeting Minutes from May 20, 2015

## **FINDINGS FOR APPROVAL**

### **SITE PLAN REVIEW:**

PC 15-05 -- Domino's Store, Two-Bay Retail Strip  
Center at Hayden Drive/IL Route 4

**DATE:** June 1, 2015

***FINDINGS:*** The Mascoutah City Council, pursuant to the applicant's initiated request for site plan approval for the land described, and after considering the effect of the requested use on the health, safety, morals and general welfare of the residents in the City, specifically finds:

1. The site plan addresses the provision of municipal sanitary sewer and water to limit its effect on the health, safety, morals and general welfare of the community.
2. The proposed use of the site is appropriate, in terms of land patterns in the entire City.
3. The project is compatible with surrounding uses and the surrounding neighborhood.
4. The application is consistent with good general planning and site planning.
5. The project can be constructed and operated in a manner that is not detrimental to the permitted uses in the GC, General Commercial Zoning District.

## **Attachment A**

## **CONDITIONS OF APPROVAL**

### **SITE PLAN REVIEW**

**DATE:** June 1, 2015

PC 15-05 – Domino's Store, Two-Bay Retail Strip  
Center at Hayden Drive/IL Route 4

1. The parking islands and the front of the building (south side) shall include ornamental landscaping.
2. The parking lot along the south and east property lines shall include curbing.
3. A Landscape Plan shall be submitted and approved by staff prior to landscape installation.
4. A detail of the trash enclosure shall be submitted and approved by staff prior to installation.
5. The zoning lot (Lot 2 of the Plaza) shall be re-subdivided to permit the construction of the Domino's store (two-bay retail strip center) as depicted in the attached site plan.
6. The site plan and final plat for the Re-subdivision of Lot 2 The Plaza shall include a note that the owner of Lot 2A and the owner of Lot 2B grant each other a nonexclusive, perpetual easement over and across the entire property and also uninterrupted access over the entire property.
7. No new curb cuts shall be allowed, and no changes to the existing curb cuts shall be required for the two-bay retail strip center.
8. A sidewalk shall be constructed by the developer from the point of termination of the existing sidewalk at the Mobil station to IL Route 4 ROW (approximately 100 feet). An accessible ramp will not be constructed at this time. This sidewalk will be constructed in the Hayden Drive right-of-way.

### **Attachment B**

**CITY OF MASCOUTAH**  
Mascoutah, Illinois

**TO:** Planning Commission

**FROM:** Cody Hawkins, City Manager

**SUBJECT:** **PC 15-05 – Domino's - Site Plan and Architectural Review for a new two-bay retail strip center at Hayden Drive/IL Route 4 (9785 Hayden Drive)**

**MEETING DATE:** May 20, 2015

**REQUESTED ACTION:**

Planning Commission review of Site Plan and Architectural Elevations for a Domino's store (two-bay retail strip center) at Hayden Drive/IL Route 4 (9785 Hayden Drive).

**BACKGROUND & STAFF COMMENTS:**

Mark Ratterman of MBR Management, proposes to construct a Domino's restaurant at Hayden Drive/IL Route 4. This project will include construction of a new two-bay retail strip center, 2,964 square feet in size with a pick-up window and parking lot. The development will be located on a portion of Lot 2 of The Plaza which includes the Mobile gas/convenience store. To accommodate the Domino's project, Lot 2 will be re-subdivided.

The site plan depicts the new two-bay retail strip center designed with a pick up window on the east side of the building and a walk-in cooler on the north side of the building. The front elevation is on the south side of the building fronting Hayden Drive. The site plan includes 33 parking spaces and a trash enclosure located in the northeast corner of the property. The new parcel will not have direct access to Hayden Drive or IL Route 4, but rather will be served by a blanket easement created over the Mobile station lot.

In accordance with Section 34-13-11, of the City Code, a major site plan shall be required for any development that is adding more than 5,000 sq. ft. of new impermeable surface to a site. The site plan requires review of the Planning Commission and approval by the City Council.

**DISCUSSION POINTS / ISSUES:**

**Land Use and Zoning Requirements:** The property is designated as Commercial in the Comprehensive Plan and is zoned GC, General Commercial. The GC District allows a variety of store retailers, professional services, and a wide range of administrative and support services, and a retail strip center is a permitted use in GC District. There is no maximum building coverage allowance in the GC District. As depicted in the site plan, the building will meet the front, side

*Attachment C*

and rear yard requirements of the GC District. The new re-subdivided lot to accommodate the development is 0.756 acres in size and meets the minimum lot size, lot width and lot depth requirements. The property is surrounded by commercial property to the north, south, east and west and zoned GC, General Commercial. No buffer yard is required.

**Access/Circulation:** As noted, the new parcel will not have direct access to Hayden Drive or IL Route 4, but rather will be served by a blanket easement created over the Mobile station lot. The minor subdivision plat reviewed by staff included a note on the plat that the owner of Lot 2A (Mobile station) and the owner of Lot 2B (Domino's) grant each other a nonexclusive, perpetual easement over and across the entire property and also uninterrupted access over the entire property. No new curb cuts will be allowed, and no changes to the existing curb cuts will be required for the two-bay retail strip center. Since no changes will be made to the curb cuts, turn lanes, or to Hayden Drive, the site plan did not require review by the Illinois Department of Transportation. The aisle widths, per code requirements, for the directional flow shown on the site plan are adequate.

**Parking Requirements:** In accordance with Section 34-9-22, General Parking Requirements, a shopping center designed for retail uses and personal service establishments shall provide five (5) parking spaces per 1,000 square feet of floor area. This calculation would require a total of 15 spaces. The site plan depicts a total of 33 parking spaces. This amount of parking would satisfy the requirement of one space per 100 square feet which is required for personal services such as beauty shops or nail salons as well as restaurants and bars. Since the tenant for the second bay is unknown at this time, more parking is being provided to accommodate these types of businesses in the future.

#### **Utilities:**

**Water:** The new building will be served by a 12" water main located along the north side of Hayden Drive.

**Sanitary Sewer:** The new building will be served by a 15" sanitary sewer main located along the north side of Hayden Drive.

**Storm Drainage:** Additional drainage from the new building will be connected to and piped to the west of Beller Drive and flow westerly into the detention area located west of the apartment buildings.

**Electric and Natural Gas:** Electric will be provided by the City, and natural gas provided by Ameren.

#### **Architectural/Design Review:**

**Code Requirements:** Article XI, Architectural Review of the Zoning Code, provides design standards intended as guidance only. It applies to all new construction in the O, NC, DC, GC, LI, GI and AP Zoning Districts. The architectural elevations are included in Attachment B in the staff report. The exterior materials of the building include brick, EIFS-Dryvit, and glass on all four sides. The roof-mounted HVAC system will be concealed by a parapet. The front elevation, pick-up window and rear service doors will include awnings. Staff is recommending that the parking islands and the front of the store include ornamental landscaping. It is also

recommended that the parking lot along the south and east property lines include curbing. All landscaped areas shall be shown on the site plan, and a landscape plan shall be provided and approved by staff prior to installation.

**Sign Elevations:** Article X, Sign Regulations of the Zoning Code, provides requirements for signs permitted in non-residential zoning districts in Section 34-10-8. The sign elevations are included in Attachment C in the staff report. The development is allowed one freestanding sign, not to exceed 20 feet in height and 64 square feet in gross sign area per sign face with not more than two sign faces.

The total gross sign area of all signs located on any wall of a building shall not exceed 10% of the area of such wall, and no individual wall sign shall exceed 100 square feet in size. The front elevation would be permitted approximately a total of 130 square feet of sign area. The wall sign proposed for the Domino's is approximately 48 square feet, which would allow approximately 82 square feet of sign area for other tenant(s). No sign variances are requested for this development.

**REVIEW AND APPROVAL CRITERIA:** Section 34-13-12(b)(2)(c) of the City Code addresses site plan and architectural review by the Planning Commission. The Commission may recommend approval, disapproval, or approval with conditions. This section lists the following criteria for evaluating site plan applications:

- The site plan's consistency with good planning practices.
- The site plan's compatibility with adjacent developments and uses.
- The site plan's effect on the health, safety, morals and general welfare of the community.
- The site plan's likely effects on vehicular or pedestrian traffic, fire hazards, fire, police and utility services, municipal expenditures, surface water drainage facilities and environmental aspects.

**RECOMMENDATION:**

Staff recommends approval of the Site Plan and Architectural Elevations for a Domino's store (two-bay retail strip center) at Hayden Drive/IL Route 4, subject to the attached Findings and Conditions of Approval.

**SUGGESTED MOTION:**

"I move that the Planning Commission recommend approval of the Site Plan and Architectural Elevations for a Domino's store (two-bay retail strip center) at Hayden Drive/IL Route 4, subject to the attached Findings and Conditions of Approval."

**MOTION** \_\_\_\_\_ **SECOND** \_\_\_\_\_

Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Abstentions \_\_\_\_\_

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

Cody Hawkins  
City Manager

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

Lisa Koerkenmeier, AICP  
Assistant City Manager

Attachments: A – Zoning/Location Map  
B - Site Plan, Architectural Elevations and Re-Subdivision of Lot The Plaza  
C – Sign Elevations  
D - Findings for Approval  
E – Conditions of Approval



PC 15-05

Subject Property

PERRIN RD. CO. HWY. 65

PAUL 64

MEYER ROAD

MEYER ROAD

ILLINOIS ROUTE 4

ILL 151

THOUVENOT,  
WADE &  
MOERCHEN, INC.  
ENGINEERS & SURVEYORS • PLANNERS

**TWM**

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edwardsville@twm-inc.com

## ZONING MAP

CITY OF MASCOUTAH  
ST. CLAIR COUNTY, ILLINOIS

MARCH 2014

### LEGEND

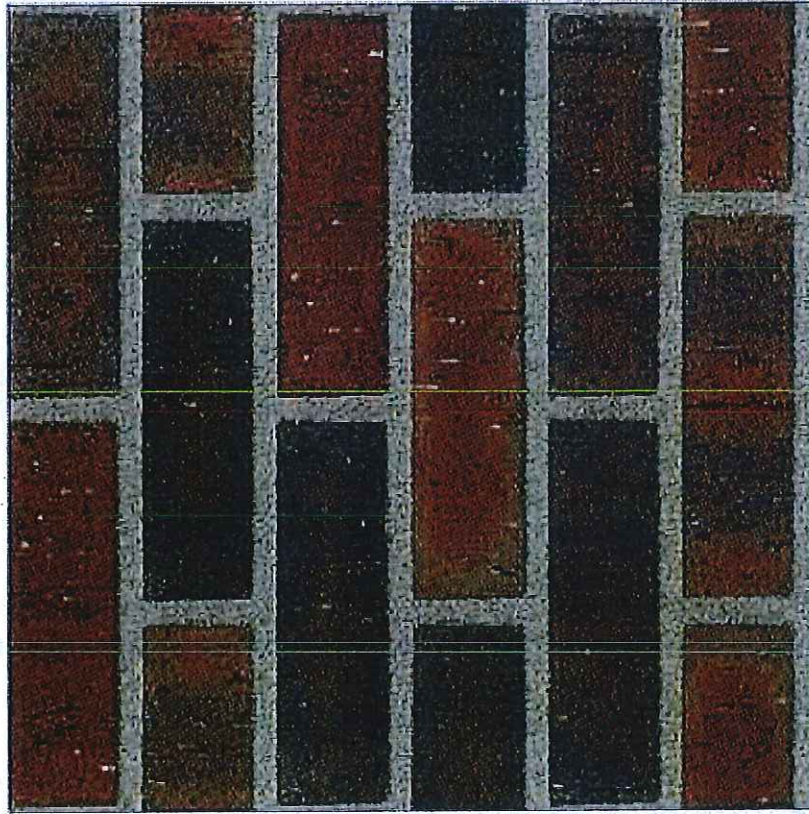
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- RS-10, SINGLE-FAMILY RESIDENTIAL
- RS-8, SINGLE-FAMILY RESIDENTIAL
- RS-5, SINGLE-FAMILY RESIDENTIAL
- RT, TWO-FAMILY RESIDENTIAL
- RM, MULTIPLE-FAMILY RESIDENTIAL
- RMH, MOBILE HOME RESIDENTIAL
- O, OFFICE
- NC, NEIGHBORHOOD COMMERCIAL
- DC, DOWNTOWN COMMERCIAL
- GC, GENERAL COMMERCIAL
- LI, LIGHT INDUSTRIAL
- GI, GENERAL INDUSTRIAL
- AP, AIRPORT
- AIRPORT OVERLAY DISTRICT
- COMMUNITY FACILITY DISTRICT
- NOISE IMPACT ZONE
- HEIGHT HAZARD ZONE
- CITY BOUNDARY
- ENTERPRISE ZONE
- TIF BOUNDARY
- MBD, MASCOUTAH BUSINESS DISTRICT

PAVEMENT LENGTHS = 100 MILES  
CORPORATE LIMITS AREA = 6,202 ACRES

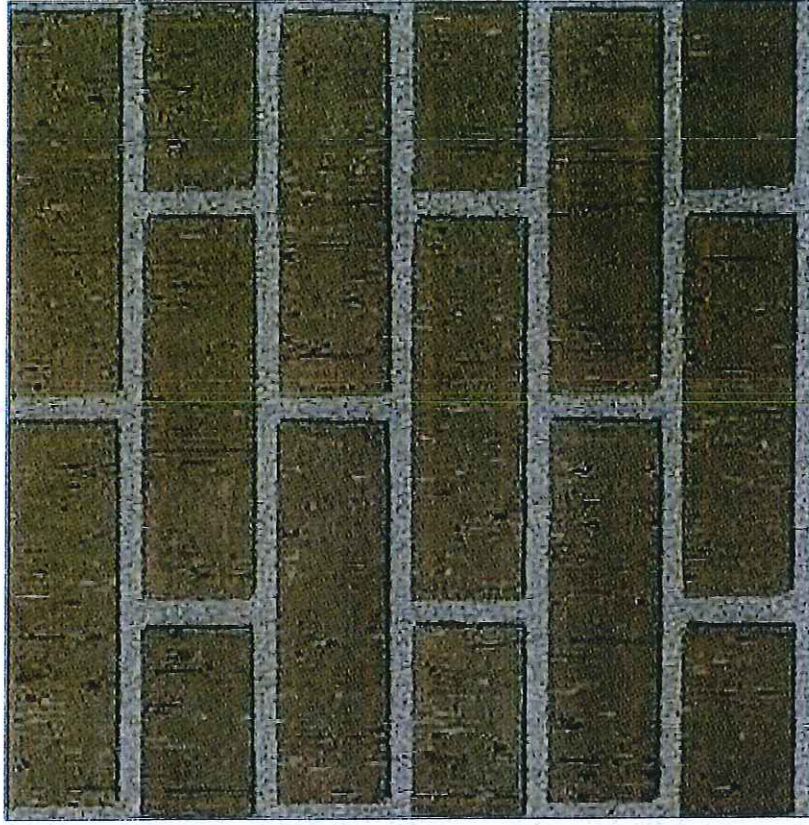




PROPOSED DOMINO'S / RETAIL  
SHELL BUILDING  
NORTHWEST CORNER OF  
HAYDEN DRIVE & ROUTE 4  
MASCOUTAH, IL 62259



BRICK: KANSAS BRICK & TILE - 530 FLASH MODULAR  
SOLOMON COLOR GROUT SGS 10X LT. BUFF



BRICK: KANSAS BRICK & TILE - 500 CLASSIC MODUL  
SOLOMON COLOR GROUT SGS 10X LT. BUFF

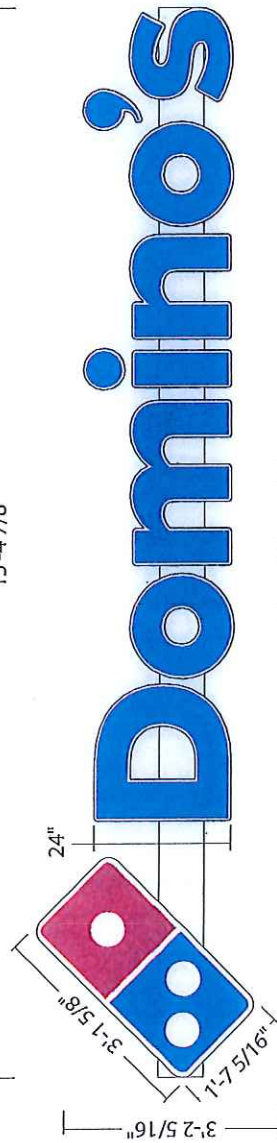




SCALE: 1/8" = 1'-0"



15'-4 7/8"



GRAPHIC DETAILS  
SCALE: 3/8" = 1'0"



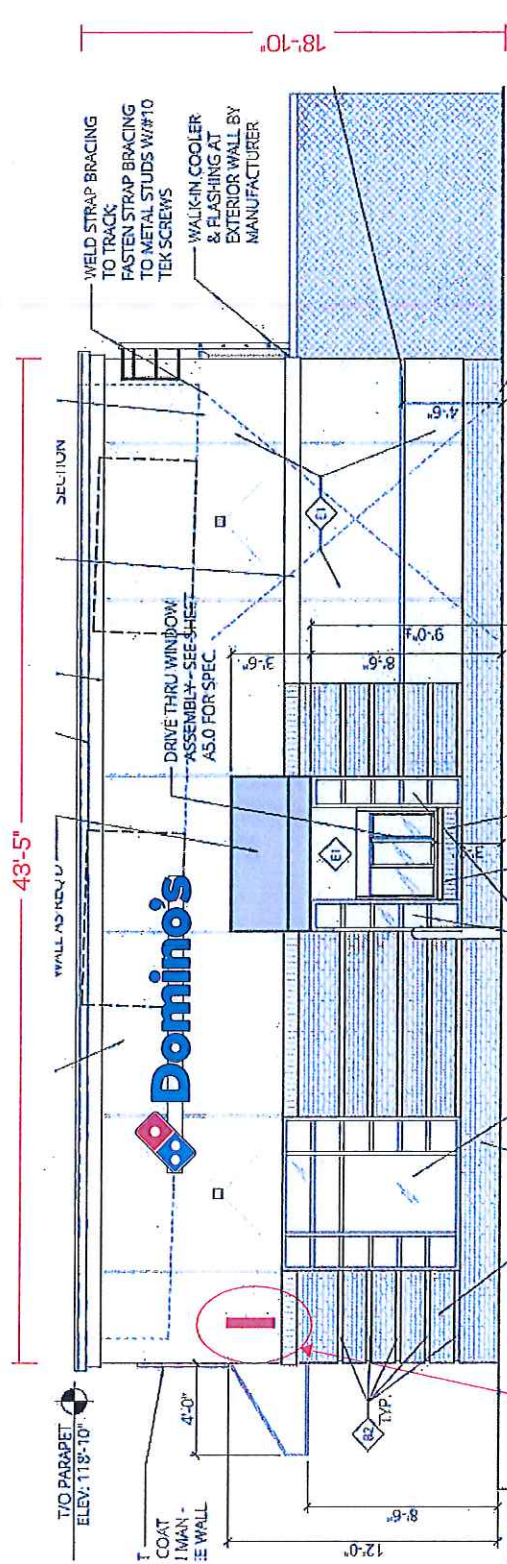
**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	DOMINO'S	Date:	5/4/15	Prepared By:	CM	<p><b>Note:</b> Color output may not be exact when viewing or printing this drawing. All colors used are PLUS or the closest CMWK equivalent. If these colors are incorrect, please provide the correct PMS number and a reference to this drawing will be made.</p>	Eng:	-
Location:	MASCOUTA, IL	File Name:		136732 - R1 - MASCOUTA, IL - SIGN PACKAGE				

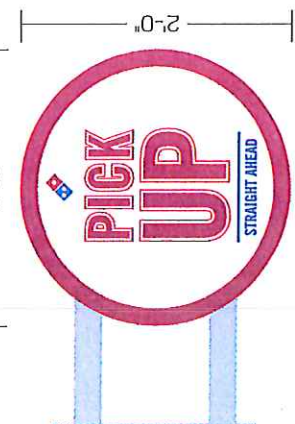
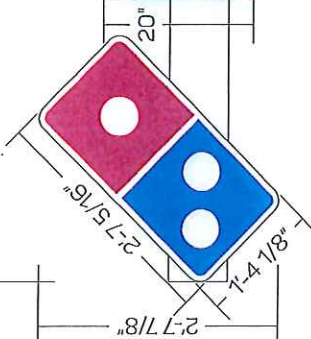
**DISTRIBUTED BY SIGN UP COMPANY**  
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**persona**  
SIGNS | LIGHTING | IMAGE

DRIVE-THRU ELEVATION  
SCALE: 1/8" = 1'-0"

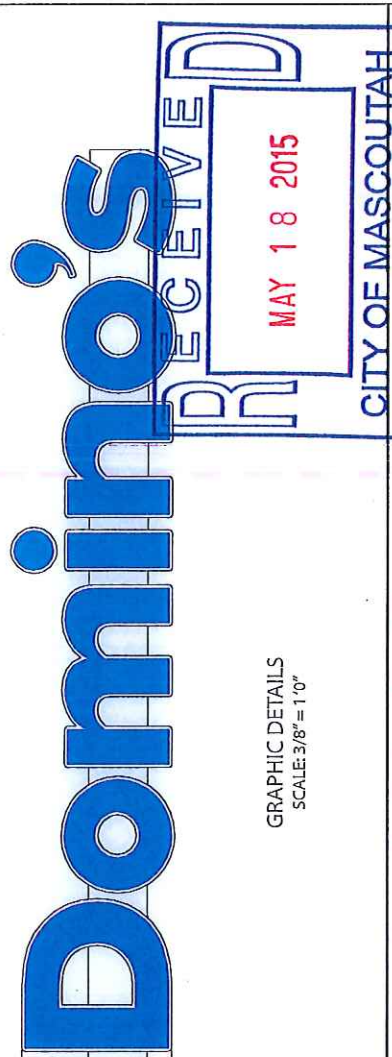


12'-9 13/16"



GRAPHIC DETAILS  
SCALE: 3/8" = 1'-0"

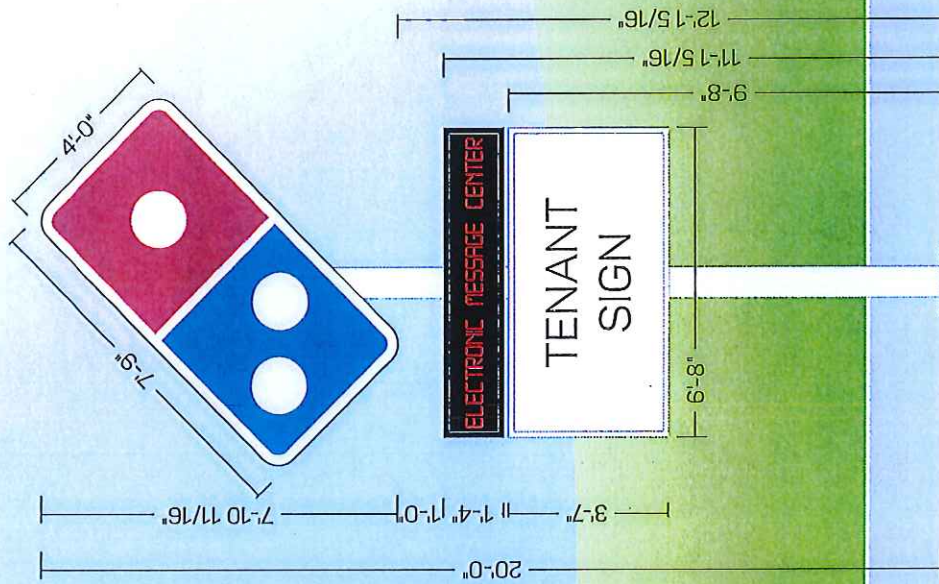
GRAPHIC DETAILS  
SCALE: 3/4" = 1'-0"



**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	DOMINO'S	Date:	5/13/15	Prepared By:	CM/RM	DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 · www.personasigns.com
Location:	MASCOUATA, IL	File Name:	136732 - R1 - MASCOUATA, IL - SIGN PACKAGE	Eng:	-	personasigns.com SIGNS   LIGHTING   IMAGE





GRAPHIC DETAIL  
SCALE: 1/4" = 1'-0"

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: DOMINO'S	Date: 5/4/15	Prepared By: CM	<p><small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small></p> <p><b>Eng:</b> -</p>
Location: MASCOUTA, IL	File Name: 136732 - R1 - MASCOUTA, IL - SIGN PACKAGE		

**persona**  
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**CITY OF MASCOUTAH  
PLANNING COMMISSION  
#3 WEST MAIN STREET  
MASCOUTAH, IL 62258-2030**

**MAY 20, 2015**

The minutes of the Regular Meeting of the Planning Commission of the City of Mascoutah.

**CALL TO ORDER at 7:00 PM**

Chairman Ken Zacharski called the meeting to order.

**PRESENT**

Commission members Charles Lee, Jack Klopmeier, Glenn Shelley, Bruce Jung, Jim Connor and Chairman Ken Zacharski were present.

**ABSENT**

Rich Thompson was absent.

**ALSO PRESENT**

Assistant City Manager Lisa Koerkenmeier, Danny Schrempp, Administrative Assistant Melissa Schanz, Mark Ratterman and Eric Olson were present.

**ESTABLISHMENT OF A QUORUM**

A quorum of Planning Commission members was present.

**GENERAL PUBLIC COMMENT**

None

**AMEND AGENDA**

There was no need to amend Agenda.

**MINUTES**

Lee moved, seconded by Shelley, to approve the minutes of the March 18, 2015 Planning Commission Meeting.

**THE MOTION BY ROLL CALL**

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye  
6-ayes, 0-nays

**PC 15-05 – REVIEW OF SITE PLAN/ARCHITECTURAL ELEVATIONS FOR DOMINO'S**

Koerkenmeier explained how Mark Ratterman of MBR Management, proposes to construct a Domino's restaurant at Hayden Drive/IL Route 4. She also stated that this project will include construction of a new two-bay retail strip center, 2,964 square feet in size with a pick-up window and parking lot. The development will be located on a portion of Lot 2 of The Plaza which includes the Mobil gas/convenience store. To accommodate the Domino's project, Lot 2 will be re-subdivided.

The Commission reviewed parking and sidewalks along with access and circulation. They also addressed utilities and other code requirements before finishing up with the architectural elevations of the building and sign elevations. Koerkenmeier stated that the new parcel will not have direct access to Hayden Drive or IL 4, but rather will be served by a blanket access easement created over the Mobil station lot.

#### **MOTION**

Lee moved, seconded by Klopmeier, that the Planning Commission recommend approval of the Site Plan and Architectural Elevations for a Domino's store (two-bay retail strip center) at Hayden Drive/IL Route 4, subject to the attached Findings and Conditions of Approval with emphasis on conditions #3 & #8.

#### **THE MOTION BY ROLL CALL**

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Bruce Jung aye, Jim Connor aye and Chairman Ken Zacharski aye  
6-ayes, 0-nays

#### **WORK SESSION TO UPDATE CHAPTER 34**

Staff and the Planning Commission reviewed the proposed amended site plan review section of the Chapter 34, the Unified Land Development Code.

#### **MISCELLANEOUS**

None

#### **ADJOURNMENT**

Lee moved, seconded by Jung, to adjourn at 7:43 p.m.

**CITY OF MASCOUTAH**

**Staff Report**

**TO:** Honorable Mayor & City Council  
**FROM:** Cody Hawkins – City Manager  
**SUBJECT:** Code Change – Public Comment Policy (second reading)

**MEETING DATE:** June 1, 2015

**REQUESTED ACTION:**

Council approval of an Ordinance to amend the Chapter 1 – Administration to add Public Comment Policy to the City Code of Ordinances.

**BACKGROUND & STAFF COMMENTS:**

Council has had discussions at previous City Council meetings regarding adopting a Public Comment Policy, a draft of which is attached.

**RECOMMENDATION:**

Council approval and adoption of ordinance.

**SUGGESTED MOTION:**

I move that the Council approve and adopt Ordinance No. 15-\_\_\_\_, amending Chapter 1 – Administration, adding Article IX – Public Comment Policy to the City Code of Ordinances.

Prepared By: Kari D. Haas  
Kari D. Haas, City Clerk

Approved By: \_\_\_\_\_  
Cody Hawkins, City Manager

Attachments: A – Ordinance



**ORDINANCE NO. 15-\_\_**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES,  
CHAPTER 1 – ADMINISTRATION  
ADOPTED OF THE CITY OF MASCOUTAH, ILLINOIS.**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MASCOUTAH, IN ST. CLAIR COUNTY, ILLINOIS, AS FOLLOWS:

**SECTION 1:** Amending CHAPTER 1 – ADMINISTRATION, adding ARTICLE IX – PUBLIC COMMENT POLICY, as attached.

**SECTION 2:** This ordinance shall be in full force and effect after passage, approval and publication as required by law.

**PASSED** by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman \_\_\_\_\_, seconded by Councilman \_\_\_\_\_, adopted on the following roll call vote on the 1<sup>st</sup> day of June, 2015, and deposited and filed in the Office of the City Clerk in said City on that date.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Benjamin Grodeon	_____	_____	_____
Paul Schorr	_____	_____	_____
John Weyant	_____	_____	_____
Pat McMahan	_____	_____	_____
Gerald Daugherty	_____	_____	_____

**APPROVED AND SIGNED** by the Mayor of the City of Mascoutah, Illinois, this 1<sup>st</sup> day of June, 2015.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk  
(SEAL)

Attachment 'A'

**CHAPTER 1 – ADMINISTRATION**  
**ARTICLE IX – PUBLIC COMMENT POLICY**

**Sec. 1-9-1. Public comment permitted.**

Public comment shall be listed on each regularly scheduled City Council or commission meeting and persons shall be allowed to address the City Council or commission members as set forth in the following provisions.

**Sec. 1-9-2. City Council meeting provisions.**

(a) The City shall provide two public comment periods in a City Council meeting, one at the beginning of the meeting and one at the end of the meeting as listed on the agenda.

(b) Individuals wishing to address the City Council during the public comment period shall complete the sign-up sheet prior to the start of the meeting. They must provide their name, address and a contact telephone number. The sign-up sheet will be located at the entrance to the Council Chambers. Speakers may address the City Council in the order listed. Each person may speak for a maximum of three minutes.

(c) During the second public comment period, the Mayor will then ask if anyone else wishes to address the City Council. For this comment period, those who desire to speak who had not previously requested to do so will be recognized in the order of their request. Those who spoke in the first comment period are also eligible to speak in the second comment period. Each person may speak for a maximum of three minutes.

(d) Each speaker shall address the City Council from the podium. Each speaker shall speak clearly and provide their name and address. Names of individuals will be recorded in the minutes of the meetings.

(e) Speakers shall direct their comments to the City Council and not to the audience. Council members shall direct their comments to their colleagues or staff members and not to the audience or the speaker. The Mayor, City Manager or his representative and/or City Attorney shall address the speaker if needed.

**Sec. 1-9-3. Commission meeting provisions.**

(a) One public comment period shall be provided during commission meetings.

(b) At the appropriate time in the meeting, the Commission Chairman shall ask if anyone wishes to address the commission and will determine the order in which speakers will be recognized. Each person may speak for a maximum of three minutes.

(c) Speakers shall direct their comments to the commission members and not to the audience. Commission members shall direct their comments to their colleagues or staff members

and not to the audience or the speaker. The Commission Chairman or City Manager or his representative and/or City Attorney shall address the speaker if needed.

**Sec. 1-9-4. Public hearing provisions.**

Public hearings are held before the City Council and/or various commission meetings of the City and provide the public the opportunity to comment on a specific issue(s) for the particular hearing. The public comment period shall follow a presentation of the subject of the hearing by a staff member or their representative.

(a) Those wishing to speak or ask questions during the public hearing period shall complete the sign-up sheet prior to the start of the meeting. They must provide their name, address and a contact telephone number. The sign-up sheet will be located at the entrance to the Council Chambers. Speakers may address the City Council or Commission members in the order listed.

(b) Each person may speak for a maximum of three minutes. Speakers shall direct their comments to the City Council or Commission members and not to the audience. Speakers shall limit their comments to the subject of the hearing.

(c) City Council or commission members shall direct their comments to their colleagues or staff members and not to the audience or the speaker. The Mayor, Commission Chairman, City Manager or his representative and/or City Attorney shall address the speaker if needed.

(d) These provisions shall not apply to public hearings conducted by the Zoning Board of Appeals.

**Sec. 1-9-5. Conduct.**

(a) If numerous persons wish to speak on a single topic, said persons shall be recognized, but repeated comments shall be discouraged.

(b) Speakers, the public audience, and the City Council or commission members shall maintain proper decorum at all times and shall not use abusive or foul language, make personal attack comments or exhibit unruly behavior. Any person who poses a threat or violates these decorum guidelines is subject to removal from the meeting.



## City of Mascoutah Public Comment Sign-Up Sheet

Meeting Date: \_\_\_\_\_

To address the City Council during the public comment period, complete the information below. Speakers will address the City Council in the order listed. Each person may speak for a maximum of three minutes.

Please print clearly.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_



## City of Mascoutah Public Hearing Comment Request Form

Meeting Date: \_\_\_\_\_

To speak during the public hearing period, complete the information below. Speakers will address the City Council or Commission members in the order listed. Each person may speak for a maximum of three minutes.

Please print clearly.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

## **CITY OF MASCOUTAH**

### **Staff Report**

**TO:** Honorable Mayor & City Council  
**FROM:** Cody Hawkins – City Manager  
**SUBJECT:** **Prevailing Wage Ordinance (first reading)**

**MEETING DATE:** June 1, 2015

**REQUESTED ACTION:**

Council approval of an ordinance adopting and affirming the City of Mascoutah, St. Clair County, Prevailing Wage.

**BACKGROUND & STAFF COMMENTS:**

The City of Mascoutah is required to adopt and maintain the Illinois Department of Labor's prevailing wage rate. The Council fulfills this obligation annually each June by approving an Ordinance. The ordinance and the list of Prevailing Wages for St. Clair County are attached.

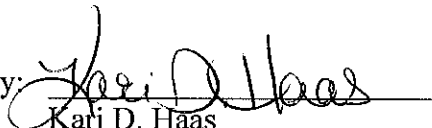
**RECOMMENDATION:**

City Manager recommends that the Council approve and adopt an ordinance, thereby reaffirming and establishing the legal prevailing wage rate for the City of Mascoutah.

**SUGGESTED MOTION:**

I move that the Council approve and adopt Ordinance No. 15-\_\_\_\_, thereby reaffirming and establishing the legal prevailing rate of wages for the City of Mascoutah.

Prepared By:

  
Kari D. Haas  
City Clerk

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

Cody Hawkins  
City Manager

Attachments: A – Ordinance  
B – St. Clair County Prevailing Wages

**ORDINANCE NO. 15-\_\_**

**AN ORDINANCE RELATING TO THE PREVAILING WAGE  
OF THE CITY OF MASCOUTAH, ST. CLAIR COUNTY, ILLINOIS**

**WHEREAS**, the State of Illinois has enacted "An Act regulating wages of laborers, mechanics and other workers employed in any public works by the State, County, City or any public body or any political subdivision or by any one under contract for public works," approved June 26, 1941, as amended, being Section 39-1-12, Chapter 48, Illinois Revised Statutes, 1973; and

**WHEREAS**, the aforesaid Act requires that the City Council of the City of Mascoutah investigate and ascertain the prevailing rate of wages as defined in said Act for laborers, mechanics and other workers in the locality of said City employed in performing construction of public works, for said City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF MASCOUTAH, IN ST. CLAIR COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** To the extent and as required by "An Act regulating wages of laborers, mechanics and other workers employed in any public works by the State, County, City or any public body or any political subdivision or by any one under contract for public works," approved June 26, 1941, as amended, by general prevailing wage of rates in this locality for laborers, mechanics and other workers engaged in construction of public works coming under the jurisdiction of the City of Mascoutah, is hereby ascertained to be the same as the prevailing rate of wages for construction work in St. Clair County area as determined by the Department of Labor and the State of Illinois as of June 2015, a copy of that determination being attached hereto and incorporated herein by reference. The definition of any terms appearing in this Ordinance which are also used in aforesaid Act shall be that same as in said Act.

**SECTION 2:** Nothing herein contained shall be construed to apply said general prevailing rate of wages as herein ascertained to any work or employment except public works construction of the City of Mascoutah to the extent required by the aforesaid Act.

**SECTION 3:** The City Clerk shall publicly post or keep available for inspection, by any interested party, in the main office of this City, this determination of such prevailing rate of wage.

**SECTION 4:** The City Clerk shall mail a copy of this determination to any employer, and to any association of employers and to any person of association of employees who have filed their names and addresses, requesting copies of any determination stating the particular rates and the particular class of workers whose wages will be affected by such rates.

Attachment A

**SECTION 5:** The City Clerk shall promptly file a certified copy of this Ordinance with the Department of Labor of the State of Illinois.

**SECTION 6:** The City Clerk shall cause to be published in a newspaper of general circulation within the area a copy of this Ordinance, and such publication shall constitute notice that the determination is effective and that this is the determination of this public body.

**SECTION 7:** That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

**PASSED** by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman \_\_\_\_\_, seconded by Councilman \_\_\_\_\_, adopted on the following roll call vote on the 15<sup>th</sup> day of June, 2015, and deposited and filed in the Office of the City Clerk in said City on that date.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Benjamin Grodeon	_____	_____	_____
Paul Schorr	_____	_____	_____
John Weyant	_____	_____	_____
Pat McMahan	_____	_____	_____
Gerald Daugherty	_____	_____	_____

**APPROVED** by the Mayor of the City of Mascoutah, Illinois, this 15<sup>th</sup> day of June, 2015.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk  
(SEAL)



# Saint Clair County Prevailing Wage for May 2015

(See explanation of column headings at bottom of wages)

Trade Name	RG	TYP	C	Base	FRMAN	M-F>8	OSA	OSH	H/W	Pensn	Vac	Trng
=====	==	===	=	=====	=====	=====	=====	=====	=====	=====	=====	=====
ASBESTOS ABT-GEN		BLD		29.800	30.300	1.5	1.5	2.0	6.650	11.15	0.000	0.800
ASBESTOS ABT-MEC		BLD		30.360	31.360	1.5	1.5	2.0	7.450	3.000	0.000	0.000
BOILERMAKER		BLD		33.340	35.840	1.5	1.5	2.0	7.070	21.53	1.250	0.400
BRICK MASON		BLD		32.000	33.920	1.5	1.5	2.0	8.100	10.92	0.000	0.800
CARPENTER		ALL		35.670	37.170	1.5	1.5	2.0	6.800	7.750	0.000	0.400
CEMENT MASON		ALL		32.000	33.000	1.5	1.5	2.0	9.750	12.75	0.000	0.200
CERAMIC TILE FNSHER		BLD		27.480	0.000	1.5	1.5	2.0	6.450	5.700	0.000	0.580
ELECTRIC PWR EQMT OP		ALL		39.670	47.820	1.5	1.5	2.0	6.950	11.12	0.000	0.400
ELECTRIC PWR GRNDMAN		ALL		29.620	47.820	1.5	1.5	2.0	5.190	8.300	0.000	0.290
ELECTRIC PWR LINEMAN		ALL		45.610	47.820	1.5	1.5	2.0	7.990	12.78	0.000	0.450
ELECTRIC PWR TRK DRV		ALL		32.380	47.820	1.5	1.5	2.0	5.670	9.080	0.000	0.320
ELECTRICIAN		ALL		38.450	40.760	1.5	1.5	2.0	7.990	9.720	0.000	0.960
ELECTRONIC SYS TECH		BLD		32.150	34.150	1.5	1.5	2.0	3.650	8.210	0.000	0.400
ELEVATOR CONSTRUCTOR		BLD		45.090	50.730	2.0	2.0	2.0	13.57	14.21	3.610	0.600
FLOOR LAYER		BLD		30.330	31.080	1.5	1.5	2.0	6.800	7.750	0.000	0.400
GLAZIER		BLD		32.780	0.000	2.0	2.0	2.0	9.020	10.80	2.630	0.310
HT/FROST INSULATOR		BLD		38.060	39.060	1.5	1.5	2.0	8.700	11.46	0.000	0.550
IRON WORKER		ALL		31.500	33.500	1.5	1.5	2.0	8.610	14.45	0.000	0.420
LABORER	N	ALL		29.900	30.900	1.5	1.5	2.0	7.100	11.40	0.000	0.800
LABORER	S	ALL		27.920	28.920	1.5	1.5	2.0	6.350	14.13	0.000	0.800
MACHINIST		BLD		44.350	46.850	1.5	1.5	2.0	6.760	8.950	1.850	0.000
MARBLE FINISHERS		BLD		27.480	0.000	1.5	1.5	2.0	6.450	5.700	0.000	0.580
MARBLE MASON		BLD		32.000	33.920	1.5	1.5	2.0	8.100	10.92	0.000	0.800
MILLWRIGHT		ALL		35.670	37.170	1.5	1.5	2.0	6.800	7.750	0.000	0.400
OPERATING ENGINEER		BLD 1		34.700	37.700	1.5	1.5	2.0	10.00	17.20	0.000	1.000
OPERATING ENGINEER		BLD 2		33.570	37.700	1.5	1.5	2.0	10.00	17.20	0.000	1.000
OPERATING ENGINEER		BLD 3		29.090	37.700	1.5	1.5	2.0	10.00	17.20	0.000	1.000
OPERATING ENGINEER		BLD 4		29.150	37.700	1.5	1.5	2.0	10.00	17.20	0.000	1.000
OPERATING ENGINEER		BLD 5		28.820	37.700	1.5	1.5	2.0	10.00	17.20	0.000	1.000
OPERATING ENGINEER		BLD 6		36.250	37.700	1.5	1.5	2.0	10.00	17.20	0.000	1.000
OPERATING ENGINEER		BLD 7		36.550	37.700	1.5	1.5	2.0	10.00	17.20	0.000	1.000
OPERATING ENGINEER		BLD 8		36.830	37.700	1.5	1.5	2.0	10.00	17.20	0.000	1.000
OPERATING ENGINEER		BLD 9		35.700	37.700	1.5	1.5	2.0	10.00	17.20	0.000	1.000
OPERATING ENGINEER		HWY 1		33.700	36.700	1.5	1.5	2.0	11.00	17.35	0.000	1.000
OPERATING ENGINEER		HWY 2		32.570	36.700	1.5	1.5	2.0	11.00	17.35	0.000	1.000
OPERATING ENGINEER		HWY 3		28.090	36.700	1.5	1.5	2.0	11.00	17.35	0.000	1.000
OPERATING ENGINEER		HWY 4		28.150	36.700	1.5	1.5	2.0	11.00	17.35	0.000	1.000
OPERATING ENGINEER		HWY 5		27.820	36.700	1.5	1.5	2.0	11.00	17.35	0.000	1.000
OPERATING ENGINEER		HWY 6		35.250	36.700	1.5	1.5	2.0	11.00	17.35	0.000	1.000
OPERATING ENGINEER		HWY 7		35.550	36.700	1.5	1.5	2.0	11.00	17.35	0.000	1.000
OPERATING ENGINEER		HWY 8		35.830	36.700	1.5	1.5	2.0	11.00	17.35	0.000	1.000
OPERATING ENGINEER		HWY 9		34.700	36.700	1.5	1.5	2.0	11.00	17.35	0.000	1.000
PAINTER		BLD		30.250	31.750	1.5	2.0	2.0	5.250	9.170	0.000	0.650
PAINTER		HWY		31.450	32.950	1.5	1.5	2.0	5.250	9.170	0.000	0.650
PAINTER OVER 30FT		BLD		31.250	32.750	1.5	2.0	2.0	5.250	9.170	0.000	0.650
PAINTER PWR EQMT		BLD		31.250	32.750	1.5	2.0	2.0	5.250	9.170	0.000	0.650
PAINTER PWR EQMT		HWY		32.450	33.950	1.5	1.5	2.0	5.250	9.170	0.000	0.650
PILEDRIIVER		ALL		35.670	37.170	1.5	1.5	2.0	6.800	7.750	0.000	0.400
PIPEFITTER	NW	BLD		37.250	39.250	1.5	1.5	2.0	6.740	8.000	0.000	0.750
PIPEFITTER	SE	BLD		37.000	39.500	1.5	1.5	2.0	8.550	5.700	0.000	0.580
PLASTERER		BLD		30.500	31.000	1.5	1.5	2.0	9.750	9.150	0.000	0.050
PLUMBER	NW	BLD		37.750	40.250	1.5	1.5	2.0	6.750	6.850	0.000	0.550
PLUMBER	SE	BLD		37.000	39.500	1.5	1.5	2.0	8.550	5.700	0.000	0.580
ROOFER		BLD		30.700	32.700	1.5	1.5	2.0	8.900	7.450	0.000	0.290

SHEETMETAL WORKER	ALL	32.650	34.150	1.5	1.5	2.0	8.630	7.670	1.970	0.360		
SPRINKLER FITTER	BLD	40.030	43.030	2.0	2.0	2.0	8.370	11.18	0.000	1.250		
SURVEY WORKER	NOT IN EFFECT	N	ALL	29.300	29.800	1.5	1.5	2.0	6.050	10.60	0.000	0.800
SURVEY WORKER	NOT IN EFFECT	S	ALL	27.620	28.120	1.5	1.5	2.0	5.750	12.58	0.000	0.800
TERRAZZO FINISHER	BLD	31.240	0.000	1.5	1.5	2.0	6.450	4.370	0.000	0.420		
TERRAZZO MASON	BLD	32.530	32.830	1.5	1.5	2.0	6.450	5.870	0.000	0.450		
TRUCK DRIVER	ALL 1	33.100	36.640	1.5	1.5	2.0	11.10	5.430	0.000	0.250		
TRUCK DRIVER	ALL 2	33.560	36.640	1.5	1.5	2.0	11.10	5.430	0.000	0.250		
TRUCK DRIVER	ALL 3	33.820	36.640	1.5	1.5	2.0	11.10	5.430	0.000	0.250		
TRUCK DRIVER	ALL 4	34.100	36.640	1.5	1.5	2.0	11.10	5.430	0.000	0.250		
TRUCK DRIVER	ALL 5	35.000	36.640	1.5	1.5	2.0	11.10	5.430	0.000	0.250		
TRUCK DRIVER	O&C 1	26.480	29.310	1.5	1.5	2.0	11.10	5.430	0.000	0.250		
TRUCK DRIVER	O&C 2	26.850	29.310	1.5	1.5	2.0	11.10	5.430	0.000	0.250		
TRUCK DRIVER	O&C 3	27.060	29.310	1.5	1.5	2.0	11.10	5.430	0.000	0.250		
TRUCK DRIVER	O&C 4	27.280	29.310	1.5	1.5	2.0	11.10	5.430	0.000	0.250		
TRUCK DRIVER	O&C 5	28.000	29.310	1.5	1.5	2.0	11.10	5.430	0.000	0.250		

**Legend:** RG (Region)

TYP (Trade Type - All, Highway, Building, Floating, Oil &amp; Chip, Rivers)

C (Class)

Base (Base Wage Rate)

FRMAN (Foreman Rate)

M-F&gt;8 (OT required for any hour greater than 8 worked each day, Mon through Fri.)

OSA (Overtime (OT) is required for every hour worked on Saturday)

OSH (Overtime is required for every hour worked on Sunday and Holidays)

H/W (Health &amp; Welfare Insurance)

Pensn (Pension)

Vac (Vacation)

Trng (Training)

**Explanations****ST. CLAIR COUNTY**

LABORERS (NORTH) - The area bounded by Route 159 to a point south of Fairview Heights and west-southwest to Route 3 at Monroe County line.

PLUMBERS & PIPEFITTERS (SOUTHEAST) - That part of the county bordered by Rt. 50 on the North and West including Belleville.

PLUMBERS (NORTHWEST) - Towns of Aloraton, Brooklyn, Cahokia, Caseyville, Centreville, Dupo, East Carondelet, E. St. Louis, Fairview Heights, French Village, National City, O'Fallon, Sauget, and Washington Park.

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

Oil and chip resealing (O&C) means the application of road oils and liquid asphalt to coat an existing road surface, followed by application of aggregate chips or gravel to coated surface, and subsequent rolling of material to seal the surface.

**EXPLANATION OF CLASSES**

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the

removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.

ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

#### CERAMIC TILE FINISHER AND MARBLE FINISHER

The handling, at the building site, of all sand, cement, tile, marble or stone and all other materials that may be used and installed by [a] tile layer or marble mason. In addition, the grouting, cleaning, sealing, and mixing on the job site, and all other work as required in assisting the setter. The term "Ceramic" is used for naming the classification only and is in no way a limitation of the product handled. Ceramic takes into consideration most hard tiles.

#### ELECTRONIC SYSTEMS TECHNICIAN

Installation, service and maintenance of low-voltage systems which utilizes the transmission and/or transference of voice, sound, vision, or digital for commercial, education, security and entertainment purposes for the following: TV monitoring and surveillance, background/foreground music, intercom and telephone interconnect, field programming, inventory control systems, microwave transmission, multi-media, multiplex, radio page, school, intercom and sound burglar alarms and low voltage master clock systems.

Excluded from this classification are energy management systems, life safety systems, supervisory controls and data acquisition systems not intrinsic with the above listed systems, fire alarm systems, nurse call systems and raceways exceeding fifteen feet in length.

#### OPERATING ENGINEER - BUILDING

GROUP I. Cranes, Dragline, Shovels, Skimmer Scoops, Clamshells or Derrick Boats, Pile Drivers, Crane-Type Backhoes, Asphalt Plant Operators, Concrete Plant Operators, Dredges, Asphalt Spreading Machines, All Locomotives, Cable Ways or Tower Machines, Hoists, Hydraulic Backhoes, Ditching Machines or Backfiller, Cherrypickers, Overhead Cranes, Roller - Steam or Gas, Concrete Pavers, Excavators, Concrete Breakers, Concrete Pumps, Bulk Cement Plants, Cement Pumps, Derrick-Type Drills, Boat Operators, Motor Graders or Pushcats, Scoops or Tournapulls, Bulldozers, Endloaders or Fork Lifts, Power Blade or Elevating Graders, Winch Cats, Boom or Winch Trucks or Boom Tractors, Pipe Wrapping or Painting Machines, Asphalt Plant Engineer, Journeyman Lubricating Engineer, Drills (other than Derrick Type), Mud Jacks, or Well Drilling Machines, Boring Machines or Track Jacks, Mixers, Conveyors (Two), Air Compressors (Two), Water Pumps regardless of size (Two), Welding Machines (Two), Siphons or Jets (Two), Winch Heads or Apparatuses (Two), Light Plants (Two), All Tractors regardless of size (straight tractor only), Fireman on Stationary Boilers, Automatic Elevators, Form Grading Machines, Finishing Machines, Power Sub-Grader or Ribbon Machines, Longitudinal Floats, Distributor Operators on Trucks, Winch Heads or Apparatuses (One), Mobil Track air and heaters (two to five), Heavy Equipment Greaser, Relief Operator, Assistant Master Mechanic and Heavy Duty Mechanic, self-propelled concrete saws of all types and sizes with their attachments, gob-hoppers, excavators all sizes, the repair and greasing of all diesel hammers, the operation and set-up of bidwells, water blasters of all sizes and their clutches, hydraulic jacks where used for hoisting, operation of

log skidders, iceolators used on and off of pipeline, condor cranes, bow boats, survey boats, bobcats and all their attachments, skid steer loaders and all their attachments, creter cranes, batch plants, operator (all sizes), self propelled roto mills, operation of conveyor systems of any size and any configuration, operation, repair and service of all vibratory hammers, all power pacs and their controls regardless of location, curtains or brush burning machines, stump cutter machines, Nail launchers when mounted on a machine or self-propelled, operation of con-cover machines, and all Operators except those listed below).

GROUP II. Assistant Operators.

GROUP III. Air Compressors (One), Water Pumps, regardless of Size (One), Waterblasters (one), Welding Machine (One), Mixers (One Bag), Conveyor (One), Siphon or Jet (One), Light Plant (One), Heater (One), Immobile Track Air (One), and Self Propelled Walk-Behind Rollers.

GROUP IV. Asphalt Spreader Oilers, Fireman on Whirlies and Heavy Equipment Oilers, Truck Cranes, Dredges, Monigans, Large Cranes - (Over 65-ton rated capacity) Concrete Plant Oiler, Blacktop Plant Oiler, and Creter Crane Oiler (when required).

GROUP V. Oiler.

GROUP VI. Operators on equipment with Booms, including jibs, 100 feet and over, and less than 150 feet long.

GROUP VII. Operators on equipment with Booms, including jibs, 150 feet and over, and less than 200 feet long.

GROUP VIII. Operators on Equipment with Booms, including jibs, 200 feet and over; Tower Cranes; and Whirlie Cranes.

GROUP IX. Master Mechanic

OPERATING ENGINEERS - Highway

GROUP I. Cranes, Dragline, Shovels, Skimmer Scoops, Clamshells or Derrick Boats, Pile Drivers, Crane-Type Backhoes, Asphalt Plant Operators, Concrete Plant Operators, Dredges, Asphalt Spreading Machines, All Locomotives, Cable Ways or Tower Machines, Hoists, Hydraulic Backhoes, Ditching Machines or Backfiller, Cherrypickers, Overhead Cranes, Roller - Steam or Gas, Concrete Pavers, Excavators, Concrete Breakers, Concrete Pumps, Bulk Cement Plants, Cement Pumps, Derrick-Type Drills, Boat Operators, Motor Graders or Pushcats, Scoops or Tournapulls, Bulldozers, Endloaders or Fork Lifts, Power Blade or Elevating Graders, Winch Cats, Boom or Winch Trucks or Boom Tractors, Pipe Wrapping or Painting Machines, Asphalt Plant Engineer, Journeyman Lubricating Engineer, Drills (other than Derrick Type), Mud Jacks, Well Drilling Machines, Boring Machines, Track Jacks, Mixers, Conveyors (Two), Air Compressors (Two), Water Pumps regardless of size (Two), Welding Machines (Two), Siphons or Jets (Two), Winch Heads or Apparatuses (Two), Light Plants (Two), All Tractors regardless of size (straight tractor only), Fireman on Stationary Boilers, Automatic Elevators, Form Grading Machines, Finishing Machines, Power Sub-Grader or Ribbon Machines, Longitudinal Floats, Distributor Operators on Trucks, Winch Heads or Apparatuses (One), Mobil Track air and heaters (two to five), Heavy Equipment Greaser, Relief Operator, Assistant Master Mechanic and Heavy Duty Mechanic, self-propelled concrete saws of all types and sizes with their attachments, gob-hoppers, excavators all sizes, the repair and greasing of all diesel hammers, the operation and set-up of bidwells, water blasters of all sizes and

their clutches, hydraulic jacks where used for hoisting, operation of log skidders, iceolators used on and off of pipeline, condor cranes, bow boats, survey boats, bobcats and all their attachments, skid steer loaders and all their attachments, creter cranes, batch plants, operator (all sizes), self propelled roto mills, operation of conveyor systems of any size and any configuration, operation, repair and service of all vibratory hammers, all power pacs and their controls regardless of location, curtains or brush burning machines, stump cutter machines, Nail launchers when mounted on a machine or self-propelled, operation of con-cover machines, and all Operators (except those listed below).

GROUP II. Assistant Operators.

GROUP III. Air Compressors (One), Water Pumps, regardless of Size (One), Waterblasters (one), Welding Machine (One), Mixers (One Bag), Conveyor (One), Siphon or Jet (One), Light Plant (One), Heater (One), Immobile Track Air (One), and Self Propelled Walk-Behind Rollers.

GROUP IV. Asphalt Spreader Oilers, Fireman on Whirlies and Heavy Equipment Oilers, Truck Cranes, Dredges, Monigans, Large Cranes - (Over 65-ton rated capacity) Concrete Plant Oiler, Blacktop Plant Oiler, and Creter Crane Oiler (when required).

GROUP V. Oiler.

GROUP VI. Operators on equipment with Booms, including jibs, 100 feet and over, and less than 150 feet long.

GROUP VII. Operators on equipment with Booms, including jibs, 150 feet and over, and less than 200 feet long.

GROUP VIII. Operators on Equipment with Booms, including jibs, 200 feet and over; Tower Cranes; and Whirlie Cranes.

GROUP IX. Mechanic

SURVEY WORKER - Operated survey equipment including data collectors, G.P.S. and robotic instruments, as well as conventional levels and transits.

TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION

Class 1. Drivers on 2 axle trucks hauling less than 9 ton. Air compressor and welding machines and brooms, including those pulled by separate units, truck driver helpers, warehouse employees, mechanic helpers, greasers and tiremen, pickup trucks when hauling materials, tools, or workers to and from and on-the-job site, and fork lifts up to 6,000 lb. capacity.

Class 2. Two or three axle trucks hauling more than 9 ton but hauling less than 16 ton. A-frame winch trucks, hydrolift trucks, vactor trucks or similar equipment when used for transportation purposes. Fork lifts over 6,000 lb. capacity, winch trucks, four axle combination units, and ticket writers.

Class 3. Two, three or four axle trucks hauling 16 ton or more. Drivers on water pulls, articulated dump trucks, mechanics and working forepersons, and dispatchers. Five axle or more combination units.

Class 4. Low Boy and Oil Distributors.

Class 5. Drivers who require special protective clothing while employed on hazardous waste work.

**TRUCK DRIVER - OIL AND CHIP RESEALING ONLY.**

This shall encompass laborers, workers and mechanics who drive contractor or subcontractor owned, leased, or hired pickup, dump, service, or oil distributor trucks. The work includes transporting materials and equipment (including but not limited to, oils, aggregate supplies, parts, machinery and tools) to or from the job site; distributing oil or liquid asphalt and aggregate; stock piling material when in connection with the actual oil and chip contract. The Truck Driver (Oil & Chip Resealing) wage classification does not include supplier delivered materials.

**TERRAZZO FINISHER**

The handling of all materials used for Mosaic and Terrazzo work including preparing, mixing by hand, by mixing machine or transporting of pre-mixed materials and distributing with shovel, rake, hoe, or pail, all kinds of concrete foundations necessary for Mosaic and Terrazzo work, all cement terrazzo, magnesite terrazzo, Do-O-Tex terrazzo, epoxy matrix ter-razzo, exposed aggregate, rustic or rough washed for exterior or interior of buildings placed either by machine or by hand, and any other kind of mixture of plastics composed of chips or granules when mixed with cement, rubber, neoprene, vinyl, magnesium chloride or any other resinous or chemical substances used for seamless flooring systems, and all other building materials, all similar materials and all precast terrazzo work on jobs, all scratch coat used for Mosaic and Terrazzo work and sub-bed, tar paper and wire mesh (2x2 etc.) or lath. The rubbing, grinding, cleaning and finishing of same either by hand or by machine or by terrazzo resurfacing equipment on new or existing floors. When necessary finishers shall be allowed to assist the mechanics to spread sand bed, lay tarpaper and wire mesh (2x2 etc.) or lath. The finishing of cement floors where additional aggregate of stone is added by spreading or sprinkling on top of the finished base, and troweled or rolled into the finish and then the surface is ground by grinding machines.

**Other Classifications of Work:**

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available. If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

**LANDSCAPING**

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by

landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.