

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

**December 20, 2023**

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

**PUBLIC HEARING – 7:00 PM**

**PC 23-07 – Falcon Place Townhomes, Phase 2 – Site Plan and Architectural Review**

City Manager, Cody Hawkins, reviewed requested action, background and staff comments.

Hawkins stated that the 3.728 acres were rezoned from General Commercial to Multi-Family Residential by approval of City Council on August 7, 2023.

Hawkins reviewed the land use and zoning requirements. He stated that any commercial development to the south of this property will require a landscape buffer. He stated that the city does not have any issue with the land use/zoning for the proposed complex.

Hawkins stated that access/circulation are adequate per city code.

Hawkins spoke on parking requirements and stated that he has no issue with the proposed parking. He stated the city preference and ADA standards are to construct 5' wide sidewalks. If 4' sidewalks are used, the city requires a passing space 5' wide to be provided every 200'.

Hawkins reported on the lighting requirements for this complex. He stated that the developer has been asked to provide a lighting plan. He continued stating that this is a concern because other commercial developments have had issues with having street and parking lighting tied to a unit's electricity. When the dwelling units change occupancy, etc. there is no street/parking light available. Currently, the city has not received a lighting plan. He stated that an approved lighting plan will be listed as a condition of approval.

Hawkins stated that the developer is working on landscaping plans with a local company but has not yet submitted the plans. He continued, stating that the Planning Commission will need to discuss what they require regarding screening and landscaping. Screening and landscaping will be subject to approval by the city, if listed as a condition of approval.

Hawkins continued and reviewed code requirements of trash enclosures. He stated that the enclosures for this development will be built along with buildings, not at the end of construction. As tenants are moving in, the structures must be in place.

Hawkins reported that department heads have reviewed the plans. Stated that this site had drainage concerns in the past. He stated that engineering has been reviewed, and the original issue was restored.

Hawkins stated that the entire Plaza 23 development, 100+ acreage, drainage plan was designed approved in 2006. The detention ponds were designed for 79% of the total area to be impervious and 21% of the total area to be lawn. Phase 2 is approximately 70% impervious and 30% previous.

Overall, the entire Plaza 23 cannot exceed the 79% impervious area.

Up to this point, it has not exceeded 79% but Hawkins stated the city will continue to monitor as more development arises.

Hawkins reviewed the architectural and design standards. What is presented meets the city code.

Planning and Zoning Administrator, Tiffany Barrows, did not have anything to add to what was reported.

Chairman Ken Zacharski asked if there are any drainage issues.

Hawkins stated that it meets standards and design.

Karen Wobbe asked if the issue before was cause for concern or if it was caused by the 100-year rain. She asked if the issue was fixed.

Hawkins stated it could have been a combination of factors. Engineers advised the berm and drainage plan to be set back to original design. It has been confirmed by the engineers that the issue was restored to the original design.

Zacharski thanked the developer for adding the access road which was an original condition of approval.

Jim Connor pointed out that the parking stops at the access entrance need to be removed.

Barry Hayden stated that he would have the parking stops removed in the morning.

Bill Millikin pointed out that this development will loop the road and create an additional access point.

Rich Thompson asked if the design would be the same as the first set of Falcon Place townhomes. Hayden confirmed they would be the same.

Zacharski stated that he believes the city still has some items needed for this project.

Cody Hawkins agreed and stated they will be addressed as items required as Conditions of Approval.

Hawkins stated that landscaping plan can be either a set of plans or something in writing stating what landscaping is being used to ensure it meets the city code.

Millikin asked what is required to keep landscaping alive, if any. He also asked if the responsibility rolls over to whomever owns the property in the future. He stated that it seems to be a waste to require it and not have anything in the code regarding maintaining.

Hawkins responded, stating that he does not believe there is anything specific in the code that addresses landscape maintenance, but most have a property management agreement of some kind. Landscaping is required so if it is destroyed it will be to be replaced with a visible barrier of some kind.

Thompson asked how many town homes are expected to be added to this area, in the future. He pointed out that year ago, this land was supposed to be a commercial site. It was supposed to bring in commercial opportunities and since then it has not brought any. Currently, all this site has brought is a hotel and several townhomes. Thompson asked if the plan is to bring in townhomes and warehouses or is there going to be commercial businesses.

Barry Hayden stated that he has a hotel in the works, and he has tried to get big box stores with no progress.

Thompson stated that the previous argument to get the townhomes approved was the need for rooftops.

Hayden believes he can get more commercial but there is no interest from big box retailers. He has talks with a small grocery chain. He stated that the commercial realtors he knows, say the commercial market prefers Shiloh.

Thompson asked about the type of residents the townhome generates.

Wobbe asked about the parking calculation. Barrows corrected the calculations listed on the report. The total parking total equals 224 (216 regular parking spaces, 8 ADA compliant).

Millikin asked if there is a ratio in the code for these types of development or if there is a residential commercial ratio.

Hawkins stated there is no ratio in the code. He continued and stated that there is a comprehensive plan as to what the town development should be in certain areas/zones. He believes that it is probably time to update the comprehensive plan.

Barrows stated the last Comprehensive Plan was updated in 2008.

Thompson asked Hayden for the occupancy numbers for the previously approved set of townhomes.

Hayden stated that the previously approved Falcon Place townhomes have approximately 60% occupancy. He stated that they have 68 units are occupied at this time and that there is interest from Boeing employees for 2-year contracts.

Wobbe asked about the landscaping plan.

Hawkins stated that the landscaping plan will be and is currently listed as a condition of approval. Hayden will show in some form in a plan or written document of the proposed visual screening. Hawkins reported that Hayden is working on a plan with a local landscaping company. The city needs to review the plan to make sure it meets the code before it can be presented to the city council.

Wobbe asked about the previous trash issue. She believes the issue was that trash was being blown in the farmer's field. She asked if it was resolved or if anyone remembers what the specific trash issue was during the first phase.

Hayden stated that during the construction of the first phase of townhomes, he was granted, by the farmer to the north of the property, permission to clean up any trash from his contractors. He stated that the wind has blown trash from truck stop onto his properties.

Hawkins stated that the enclosures will need to be built before occupancy can be granted. The containers will need lids.

Connor asked when the current dumpsters will be enclosed.

Hayden stated those can and will be installed in two weeks.

Millikin asked about roll off dumpsters.

Zacharski stated that the expectation is that the city will follow through with these conditions of approval.

There was no further discussion.

## **PUBLIC HEARING – 7:32 PM**

**PC 23-11 – Hayden Drive Office/Warehouse Complex – Site Plan and Architectural Review**  
City Manager, Cody Hawkins presented the background and proposal summary.

Hawkins also reported the proposed land use and zoning requirements. Although warehouse is not listed as permitted use for general commercial this development is identical to what was previously approved in 2015 with the same site plan, that is also located in general commercial. The previously approved development is located at IL Route 4 and Beller Drive. At the September 2015 Site Plan and Architectural Elevation Review, Planning Commission unanimously recommended approved the Office/ Warehouse Project at IL Route 4 and Beller Drive, to the City Council. The City Council also unanimously approved the Planning Commission's Recommendation for the September 2015 Site Plan and Architectural Elevation Review.

He continued, stating that the city has no issue with land use.

Bill Millikin asked if a variance is needed. Hawkins responded that there is no need.

Hawkins stated that the south and east neighboring parcels are zoned GC, General Commercial. The north and west abutting parcels are zoned Multi-Family Residential. A landscape buffer is required for any commercial development that abuts a residential district.

Hawkins also reported on the parking requirements which are met.

Hawkins reported on access. The city requests more schematics and dimensions on circulation that show turning radius. The city needs dimensions of the turning radius, particularly for a fire truck. The city received a plan but there were no dimensions listed. This item will be added as a condition of approval.

Millikin asked about the distance between buildings.

Hawkins reported on parking and that the development proposes more parking than is required. He continued reporting on the sidewalk requirements.

Hawkins reviewed the lighting requirements. Again, he stated that a lighting plan will be a condition of approval for a more detailed plan to ensure that the parking lighting is not tied into individual warehouse units.

Hawkins reported again on landscaping and screening requirements. He requests that a plan or written description of what the buffer will look like to ensure the requirements are met.

Hawkins reported on the trash enclosure requirements. The submitted plans did not list trash enclosures. This requirement will also be added as a condition of approval.

Hawkins reported on utilities and the code requirements. Storm water drainage was reviewed and the totality of the development percentage is met.

Thompson asked if the city knows what the current impervious percentage of the total area. Hawkins stated that they do not have that number at this point but there is still a lot of open land that is not developed yet.

Connor stated that potentially, as the land develops, the amount of impervious area will be limited.

Millikin stated that if Barry sells off the land, the future developers will still have to follow the drainage allowance.

Hawkins continued with utility requirements and stated that regarding water, the plans will need to be updated to meet code. The city requires each unit have their own metered system and it cannot branch off from a 2" line. Each unit must have its own meter and meter pits.

Millikin discussed construction option ideas.

Hawkins relayed that meters must be in front of the building and also located in the front easement.

Hawkins spoke about the architectural design and meet city code. The office/warehouse structures are not brick and vinyl but match what is already existing and previously approved.

Zacharski asked for clarification of areas listed as conditions of approval under planning commission and if the city would be the reviewing party instead. Hawkins stated that only the landscaping portion states that and now is the time to discuss planning commission requirements.

Hawkins stated that the city council will be asking for the same requirements.

Barry Hayden brought up a landscape plan.

Wobbe asked why this was allowed to come through the Planning Commission without the landscape plan being provided. Hawkins responded, stating that the city agreed to move this application along without tying up development through processes. He agreed with the developer to move this through but will require conditions of approval be met. If the conditions are not met, the development will be denied.

Thompson stated that the location bumps up to the housing area. He wonders why a berm is not required along the west side. Hawkins stated that it is not specifically listed as a requirement, but it is up to the commission what is allowed or required.

Thompson asked Hayden why he chose that location since it is abutting a residential neighborhood. Hayden stated there is a need for the development and he wanted to keep the highway open for future development opportunities.

Connor questioned the elevations because they do not match the description listed on the report. Hawkins stated that the metal is a permitted material.

Barrows confirmed that this development is an identical development to what was previously approved.

Hawkins stated that on page 72-74, engineering firm Oates Associates, many of these items will be dealt with through city management and engineering. A few of the items listed are the conditions of approval.

Drainage was discussed among the commission members.

Wobbe questioned asked if there is a third entrance shown on page 85.

Hawkins stated that there is no longer a roundabout on Hayden Drive.

Hayden confirmed that the roundabout was temporary and was taken out when that area of the street was replaced.

The proposed landscape that was provided at the meeting was reviewed and discussed among the commission members and the developer. It was decided that there will be a tree line buffer at the north and west of this parcel.

Hawkins agreed and said it will be listed as a condition of approval.

There was no further discussion.

## **PUBLIC HEARING ADJOURNED at 8:08 PM**

### **CALL TO ORDER at 8:10 PM**

Chairman Ken Zacharski called the meeting to order.

### **PRESENT**

Commission members Jim Connor, Bill Millikin, Rich Thompson, Karen Wobbe, and Chairman Ken Zacharski were present.

**ABSENT** – Jack Klopmeier and Bruce Jung.

### **ALSO PRESENT**

City Manager Cody Hawkins, Planning and Zoning Administrator Tiffany Barrows, City Engineer Sal Elkott, Brandon Beckemeyer of Oates Associates, and Barry Hayden.

### **ESTABLISHMENT OF A QUORUM**

A quorum of Planning Commission members was present.

### **GENERAL PUBLIC COMMENT**

**AMEND AGENDA** – NONE

### **MINUTES FROM November 15, 2023**

Wobbe moved, seconded by Millikin to approve the minutes from the November 15, 2023, Planning Commission Meeting.

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

Jim Connor aye, Bill Millikin aye, Rich Thompson aye, Karen Wobbe aye, and Chairman Ken Zacharski aye.

5-ayes, 0-nays, 2-absent

### **PC 23-07 – Falcon Place Townhomes, Phase 2 – Site Plan and Architectural Review**

Discussion was held during the Public Hearing process. Please see the Public Hearing section of these minutes for details.

**MOTION:**

Millikin moved, seconded by Thompson, that the Planning Commission recommends approval/denial to the City Council of the Site Plan and Architectural Elevations for a proposed 8 building (64 units) townhome complex named Falcon Place on property located on the northern 3.728 acres generally located north of Hayden Drive and west of Beller Drive in RM, Multi-Family Residential Zoning District, subject to the attached Findings and Conditions of Approval.

**THE MOTION BY ROLL CALL**

Jim Connor aye, Bill Millikin aye, Rich Thompson aye, Karen Wobbe aye, and Chairman Ken Zacharski aye.

5-ayes, 0-nays, 2-absent

**PC 23-11 – Hayden Drive Office/Warehouse Complex – Site Plan and Architectural Review**

Discussion was held during the Public Hearing process. Please see the Public Hearing section of these minutes for details.

**MOTION:**

Wobbe moved, seconded by Millikin, that the Planning Commission recommends approval to the City Council of the Site Plan and Architectural Elevations for a proposed 8 building (16 units) office/warehouse complex located on the 8.71-acre property located at Hayden Drive (parcel no. 10-06.0-301-009) in GC, General Commercial Zoning District, subject to the attached Findings and Conditions of Approval.

**THE MOTION BY ROLL CALL**

Jim Connor aye, Bill Millikin aye, Rich Thompson aye, Karen Wobbe aye, and Chairman Ken Zacharski aye.

5-ayes, 0-nays, 2-absent

**MISCELLANEOUS**

None.

**ADJOURNMENT**

Wobbe moved, seconded by Millikin to adjourn at 8:14p.m. All were in favor.

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Tiffany M Barrows, Planning and Zoning Administrator