

Mascoutah City Council

January 5, 2015

REGULAR MEETING AGENDA

Public Hearing – 6:30 pm

Proposed Amendments to the Redevelopment Plan for TIF 2B (Page 1 to Page 4)

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, December 15, 2014 City Council Meeting (Page 5 to Page 9)

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. Code Change – No Parking, Harnett Street (second reading)

(Page 10 to Page 11)

Description: Council approval of an ordinance to amend the Schedule E – No Parking Streets to add no parking on sections of Harnett Street.

Recommendation: Council approval and adoption of ordinance.

2. Code Change – Personnel Code (second reading)

(Page 12 to Page 15)

Description: Council approval of revisions to Chapter 28 – Personnel Code of the City Code and the Employee Handbook by adoption of ordinance.

Recommendation: Council approval and adoption of ordinance.

3. PC 14-08 – Prairie Lake Park Master Plan Amendments

(Page 16 to Page 39)

Description: Council adoption of a resolution approving the amendments to the Prairie Lake Park Master Plan.

Recommendation: Council approval and adoption of resolution.

4. PC 14-07 – Rezoning of 12.4 acres from General Commercial (GC) to Single-Family Residential (RS-8) for the Brickyard Community residential development (first reading)

(Page 38 to Page 55)

Description: Council approval of rezoning of property for 12.4 acres located on the east side of South 10th Street, just north of the former L&N railroad line from GC, General Commercial, to RS-8, Single-Family Residential by adoption of ordinance.

Recommendation: First Reading.

B. Council – Miscellaneous Items

C. City Manager

- Phase II Electric Route Design
- Fuesser Road / Contractor
- Board & Commission Appointments

9. PUBLIC COMMENTS (3 MINUTES)

10. ADJOURNMENT TO EXECUTIVE SESSION - NONE

11. MISCELLANEOUS OR FINAL ACTIONS

12. ADJOURNMENT

POSTED 1/2/15 at 5:00 PM

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council

FROM: Cody Hawkins – City Manager

SUBJECT: **Public Hearing for Proposed Amendments to the Redevelopment Plan for TIF 2B**

MEETING DATE: January 5, 2015

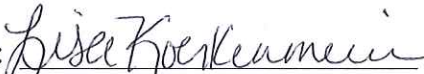
REQUESTED ACTION:


Hold Public Hearing for Proposed Amendments to the Redevelopment Plan for TIF 2B.

BACKGROUND & STAFF COMMENTS:

On November 3, 2014, the City Council adopted Ordinance No. 14-14, establishing a time and date of January 5, 2015 at 6:30 p.m. to hold a public hearing for the proposed amendments to the TIF 2B Redevelopment Plan. City staff and the Economic Development Commission have completed several months of work on several amendments to the TIF 2B District Redevelopment Plan originally adopted by Council on March 20, 2000. The purpose of the amendments to the Redevelopment Plan is to include new cost estimates for the Main Street streetscape project and other public infrastructure projects and to encourage private investment through the development of a Façade Improvement Grant Program for commercial properties located in the TIF 2B District.

As per legal requirements, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, the City is required to conduct a public hearing prior to the adoption of an ordinance approving the proposed amendments. Additionally, owners of property within the TIF 2B District and owners of property 750' feet from the TIF 2B District boundary were notified of the public hearing. A copy of the notices the property owners received are attached.

Prepared By: 
Lisa Koerkenmeier, AICP
Assistant City Manager

Approved By: 
Cody Hawkins
City Manager

Attachment: A – Public Hearing Notice sent to Property Owners within TIF 2B District
B – Public Hearing Notice sent to Property Owners 750' of TIF 2B District

City of Mascoutah

#3 West Main
Mascoutah, Illinois 62258
(618) 566-2964



Chartered in 1837

December 5, 2014

Dear Property Owner,

The City of Mascoutah will consider the further use of tax increment financing (as provided in the Tax Increment Allocation Redevelopment Act, State of Illinois 65 ILCS 5/11-74.4-1 et. seq., and hereinafter referred to as the "TIF Statute") and the amendment of the Mascoutah Tax Increment Financing Plan, hereinafter referred to as the "Amended TIF 2B Plan", in order to cause and assist in the economic and physical development in this portion of the City.

You are hereby notified as follows:

1. This Area has been in a TIF District since March of 2000. The City is simply repurposing the TIF program to induce additional development.
2. A public hearing will be held on this Plan on January 5th, 2015, at 6:30 PM at Mascoutah City Hall, 3 West Main Street, Mascoutah, Illinois 62258.
3. In order to implement tax increment financing, an amended plan must be adopted. The name of the proposed redevelopment plan is the Mascoutah Amended TIF 2B Redevelopment Plan and Project, City of Mascoutah, Illinois.
4. The geographical boundaries of the Area are shown in the Boundary Map, Existing Land Use Map, and Future Land Use Map within the Amended TIF 2B Redevelopment Plan and Project, which is on file at the Mascoutah City Hall, 3 West Main Street, Mascoutah, and available for inspection Monday through Friday during business hours.
5. The approximate street location and description of the amended Redevelopment Project Area is as follows:

The Area that is generally downtown Mascoutah centered around Main Street and Market Street ranging North to St. Christopher Court, South to L & N Avenue, East to Independence Street, and West to Railway Avenue with various sections branching out around West Patterson Street and East State Street.

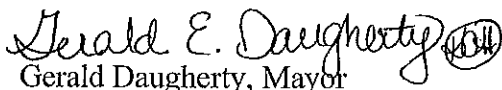
6. The proposed amended Redevelopment Plan calls for the use of incremental real estate tax revenues, along with any other available legally permitted funds, on an annual basis

and/or to amortize bonds or other obligations, to finance specific project costs related to the redevelopment of the Area. These incremental revenues are based on the estimated additional real estate taxes to be derived from the current and future development of privately owned buildings and property in the amended Area.

7. Tax increment proceeds are proposed to be used for several types of eligible activities, including but not limited to; public improvements (utilities, streets, lighting, traffic signalization, sidewalks,), administration and related services, land assembly, interest costs, rehabilitation costs et. al. The activities will ameliorate various factors found in the Area, and cause economic development in the Area. The total estimated cost of these activities is \$10,791,000 over the life of the Amended TIF 2B Area.
8. It has been found that it is necessary to adopt the Amended TIF 2B Plan in order to provide financial assistance to induce future development in the Area. Based on the TIF Statute's criteria, the Area qualifies as a combination "conservation area" and "blighted area" per surveys and inspection of the Area carried out by the City back in 1999 & 2000.
9. A copy of the proposed Redevelopment Plan is on file and available for inspection at Mascoutah City Hall, 3 West Main Street, Mascoutah, Monday through Friday during business hours. The General Land Use Plan shown therein conforms to the Comprehensive Plan of the City.
10. All interested persons will be given an opportunity to be heard at the public hearing.
11. The adoption of the Plan is **not** an increase in real estate taxes nor will it cause an increase in real estate taxes.

We appreciate your response to this Notice and any comments you may have. We believe that the proposed Amended TIF 2B Redevelopment Plan will benefit the City and the general welfare of its people.

Sincerely,



Gerald Daugherty, Mayor

City of Mascoutah

3 West Main Street

Mascoutah, IL 62258

City of Mascoutah

#3 West Main
Mascoutah, Illinois 62258
(618) 566-2964



Chartered in 1837

December 5, 2014

Dear Sir or Madam:

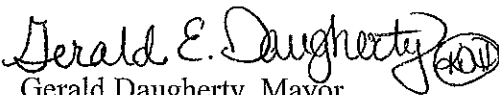
The City of Mascoutah, hereinafter referred to as the "City", will consider the use of tax increment financing (as provided in the Tax Increment Allocation Redevelopment Act, State of Illinois 65 ILCS 5/11-74.4-1 et. seq.) with the Mascoutah Amended TIF 2B Redevelopment Plan, hereinafter referred to as "Mascoutah Amended TIF 2B", in order to cause economic and physical development in this portion of the City.

Due to the fact that your residence may be within close proximity to this proposed redevelopment area, you are hereby notified that the eligibility study for this project is filed in the Clerk's Office at the Mascoutah City Hall, 3 West Main St., Mascoutah, Illinois. These documents are available for inspection during normal business hours.

The adoption of the Plan is not an increase in real estate taxes, nor will it cause an increase in real estate taxes.

In closing, a public hearing will be held at Mascoutah City Hall on January 5th, 2015 at 6:30PM. We appreciate your response to this Notice and any comments you may have. We believe that the proposed Amended Redevelopment Plan will benefit the City and the general welfare of its people.

Sincerely,


Gerald Daugherty, Mayor
Mascoutah, Illinois

Attachment B

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

DECEMBER 15, 2014

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, Deputy Fire Chief Larry Wesselman, 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 December 1, 2014 regular City Council meeting were presented and stood as presented.

Motion passed. Passed by unanimous yes voice vote.

PUBLIC COMMENTS

Gene Wiggins, resident on Harnett Street – asked about a 4-way stop being placed on Harnett at 1st Street and a 3-way stop being placed at Railway. Voiced concerns over fast traffic on Harnett.

DEPARTMENT REPORTS

Deputy Fire Chief Larry Wesselman – November 2014 report was provided.

Public Safety Director Bruce Fleshren – absent – November 2014 report was provided. Sgt Stephens was in attendance to answer questions.

Finance Coordinator Lynn Weidenbenner – Monthly financials provided. Finance Coordinator stated that the General Fund revenues are down because the loan draw down for the streets projects that has not occurred yet.

City Engineer/Director of Public Works Ron Yeager – Status report on public projects and monthly building permits report provided. Councilman Schorr asked about the 6th Street circuit reconductoring and if new wires are going to be put in. City Engineer stated that new wires are being put in and the old wires will be removed and the old poles will also be removed. Mayor asked where the estimated cost on the building report comes from. City Clerk stated that it comes off of the building permits pulled by the developers. Councilman Weyant asked about the facility planning study. City Engineer stated that the engineering firms are looking at the different sewer plant designs and asking IEPA for their opinion on the different designs before the study is finalized.

REPORTS AND COMMUNICATIONS

Mayor

Attended the following meetings and functions: Chamber meeting, volunteered at the Visitor's Center, IML winter board meeting in Chicago, annual Rotary sing-a-long, introduced new IML Executive Director to staff at IML, meeting with Barry Hayden regarding IML summer board meeting, meeting in O'Fallon regarding the NGA Geospatial site, SLM Water Commission meeting.

City Council

Grodeon – Attended the following meetings and functions: Gingerbread run fundraiser.

Schorr – Attended the following meetings and functions: Various business open houses, community Christmas concert at Zion Lutheran Church.

Weyant – Attended the following meetings and functions: Various business open houses, annual Rotary sing-a-long.

McMahan – Attended the following meetings and functions: Chamber meeting, donated blood at SWIC.

City Manager – Nothing to report.

City Attorney – Nothing to report.

City Clerk – Nothing to report.

COUNCIL BUSINESS

CONSENT CALENDAR (OMNIBUS)

The November 2014 Fund Balance Report and Claims & Salaries Report were provided under the omnibus consideration.

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

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

10TH STREET WATER MAIN EXTENSION – BID AWARD

City Manager presented report for Council consideration of approval and authorization of bids for furnishing all labor, materials and equipment to construct an 8' water main extension along the west side of North 10th Street.

City Manager provided additional explanation regarding the bid being over the budgeted amount of \$75,000.00; the water main wasn't designed before budget was due and there was an additional waterline found that has to be relocated and costs were more than expected. City Manager stated that they should be able to move some budget lines around within the fund otherwise they will have to use some of the reserve funds in the Water/Sewer Fund.

Councilman McMahan asked if water pressure would increase to Lincolnshire and Hunter's Creek area. City Manager stated that it should definitely help since it will tie in the dead-in water lines into a loop.

Councilman Weyant asked about having to put in an additional water main on 6th Street in the future or if this will eliminate that need. City Engineer stated that if additional development occurs north of Fuesser Road, a water main will be needed going north on 6th Street.

McMahan moved, seconded by Grodeon, to approve the low bid of \$128,502.00 to Haier Plumbing & Heating, Inc. of Okawville, IL for furnishing all labor, materials and equipment for the 10th Street Water Main Extension Project and authorize appropriate officials to execute the necessary documents.

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

2014 PROPERTY TAX LEVY (SECOND READING)

City Manager presented report for Council consideration of approval and adoption of the 2014 Property Tax Levy Ordinance.

Schorr moved, seconded by McMahan, to approve the 2014 Tax Levy by adopting Ordinance No. 14-16.

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

CODE CHANGE – PERSONNEL CODE (FIRST READING)

City Manager presented report for Council consideration of approval revisions to Chapter 28 – Personnel Code of the City Code and the Employee Handbook by adoption of ordinance.

Councilman Schorr asked if this is going to change again with the new union negotiations coming up. City Manager stated that it was changed with the last negotiations and does not see this coming up as a bargaining issue.

No action required. First reading.

CODE CHANGE – NO PARKING, HARNETT STREET (FIRST READING)

City Manager presented report for Council consideration of approval of an ordinance to amend the Schedule E – No Parking Streets to add no parking on sections of Harnett Street.

Councilman Grodeon asked if the impacted residents were notified about the parking restrictions. City Manager stated that nothing was sent directly to the residents. City Manager stated that notice could be provided to those residents affected if Council desires.

Councilman Schorr asked about the speed and if the speed limits are going to be put back up. City Engineer stated that locates were needed for the posts before the signs could be put back up which will be done soon.

No action required. First reading.

COUNCIL – MISCELLANEOUS ITEMS

Councilman Grodeon commented on conversions for desk top phones to be converted to voice over through the computers eliminating the need for land lines. City Manager stated that he can look into it and that the City has been looking into an IP phone system which would eliminate many of the land lines and run through one land line which would be similar.

CITY MANAGER – MISCELLANEOUS ITEMS

City Manager provided the new route design for the Phase II Electric Project. Council will discuss the new route design in more detail at the next City Council meeting.

PUBLIC COMMENTS

None.


MISCELLANEOUS OR FINAL ACTIONS

None.

ADJOURNMENT

McMahan moved, seconded by Grodeon, to **adjourn at 7:48 p.m.**

Motion passed. Motion passed by unanimous yes voice vote.


Kari D. Haas, City Clerk

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & City Council

FROM: Cody Hawkins – City Manager

SUBJECT: Code Change – No Parking, Harnett Street (Second Reading)

MEETING DATE: January 5, 2015

REQUESTED ACTION:

Council approval of an Ordinance to amend the Schedule E – No Parking Streets to add no parking on sections of Harnett Street.

BACKGROUND & STAFF COMMENTS:

Council had discussion at the previous City Council meeting regarding restricting parking to one side on the newly improved sections of Harnett Street. Below are the recommendations from staff for no parking along Harnett Street.

<u>Street – Side</u>	<u>Location</u>
Harnett St. (South)	10 th St. to County Rd.
Harnett St. (North)	6 th St. to Jefferson St. (Route 4)

The Street Department will receive a work order to place no parking signs at these locations after passage of the attached Ordinance.

FUNDING:

N/A

RECOMMENDATION:

Council approval and adoption of ordinance amending Schedule E – No Parking Streets to add no parking on sections of Harnett Street.

SUGGESTED MOTION:

I move that the Council approve and adopt Ordinance No. 15-____, amending Chapter 24, Schedule “E” – No Parking Streets to add no parking on sections of Harnett Street.

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

Approved By: Cody Hawkins
Cody Hawkins, City Manager

Attachments: A – Ordinance

ORDINANCE NO. 15-__

**AN ORDINANCE AMENDING CHAPTER 24, SCHEDULE "E" – NO PARKING
STREETS OF THE CITY OF MASCOUTAH CODE OF ORDINANCES**

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

SECTION 1: That CHAPTER 24, ARTICLE IV – ILLINOIS VEHICLE CODE
(Schedule "E" – No Parking Streets) be amended to add the following:

SCHEDULE "E" – NO PARKING STREETS

Street – Side

Harnett St. (South)

Harnett St. (North)

Location

10th St. to County Rd.

6th St. to Jefferson St. (Route 4)

SECTION 2: That the Ordinance shall be in full force and effect from after its passage
and approval as provided 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 5th day of January, 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 5th day of January,
2015.

ATTEST:

Mayor

City Clerk
(SEAL)

Attachment 'A'

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council
FROM: Cody Hawkins – City Manager
SUBJECT: Code Change – Personnel Code (second reading)

MEETING DATE: January 5, 2015

REQUESTED ACTION:

Approval of revisions to Chapter 28 – Personnel Code of the City Code and the Employee Handbook by adoption of ordinance.

BACKGROUND & STAFF COMMENTS:

During the last union negotiations, the amount of sick leave an employee could accrue was changed from 300 to 396 (before it is paid out or converted to IMRF). This change needs to be incorporated into the Personnel Code and the Employee Handbook, which is attached.

RECOMMENDATION:

Council approval of Ordinance, as attached.

SUGGESTED MOTION:

I move that the City Council approve and adopt Ordinance 15-____, thereby modifying Chapter 28 – Personnel Code and the Employee Handbook.

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

Approved By: Cody Hawkins
Cody Hawkins
City Manager

Attachments: A – Ordinance

ORDINANCE NO. 15-__

**AN ORDINANCE AMENDING CHAPTER 28 – PERSONNEL CODE OF THE CITY OF
MASCOUTAH CODE OF ORDINANCES AND AMENDING THE EMPLOYEE
HANDBOOK FOR THE CITY OF MASCOUTAH**

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

SECTION 1: That CHAPTER 28, PERSONNEL CODE be amended as attached.

SECTION 2: That the City of Mascoutah Employee Handbook be amended as attached.

SECTION 3: That the Ordinance shall be in full force and effect from after its passage
and approval as provided 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 5th day of January, 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 5th day of January,
2015.

ATTEST:

Mayor

City Clerk

(SEAL)

Attachment 'A'

Chapter 28 - PERSONNEL CODE
ARTICLE IV. - LEAVES OF ABSENCE

Sec. 28-4-2. - Sick leave.

All permanent, full-time employees are eligible for sick leave after one month of service. Sick leave with pay shall be granted for the following reasons: personal illness or physical incapacity resulting from causes beyond the employee's control; enforced quarantine of the employee in accordance with community health regulations, or to keep a doctor's or dentist's appointment.

(a) ~~Repealed.~~

(~~a~~b) From the date of employment until the end of the city's fiscal year, an employee shall be granted a prorated sick leave credit based upon eight hours per month or 96 hours per year.

(~~b~~e) Any absence from an employee's normal working shift shall be reported by the employee to the city clerk on or before the time he/she is expected to report for work.

(~~c~~d) The city may require sufficient proof for the use of sick leave. All absences due to illness or injury which result in an absence of more than two days, shall be substantiated by a doctor's statement giving the nature of the illness or injury and attesting to the employee's physical incapacity to perform the duties of his/her position before sick leave pay will be granted. The city will not normally require a doctor's certificate for absences of two days or less, except in cases of suspected abuse. In case of absence in excess of ten days due to illness, a written release from a physician may be required by the city manager prior to return to work.

(~~d~~e) An employee may not receive sick leave with pay and simultaneously receive compensation under worker's compensation laws or IMRF disability benefits. No pay may be received prior to earning sick leave credit.

(~~e~~f) All permanent employees will be granted eight hours per month; or 96 hours sick leave per calendar year.

Employees shall be entitled to accrued sick leave up to a maximum of not more than 300 396 hours. The city agrees to pay out sick leave up to 300 396 hours if an employee quits or retires. Employees who are terminated for cause shall be entitled to have their accumulated sick leave paid out. A new employee must be employed by the city for over one year to be paid out any sick leave accumulated. Any employee who retires from the city shall have his or her accumulated sick leave credited to his or her IMRF years of service. A maximum of one year pension credit for member at the rate of 1/20 of a month for each full day of sick leave accumulated under an established IMRF Sick Leave Plan. The city will provide information to the employees when requested. Regular sick leave will be posted on paycheck stubs.

The employee shall notify his immediate supervisor or the city manager, no later than work time on the day when sick leave is required. An employee shall be allowed two days off for illness before he or she is required to present, upon returning to work after each illness, a doctor or dentist certification. Straight time will be paid for authorized sick leave used. If any absence of more than ten days due to illness, a written release from the doctor, approving return to work, can be required.

(~~fg~~) The city clerk shall maintain a current list of accumulated sick leave.

(~~gh~~) Sick leave will be paid at the employee's straight time wage rate when authorized.

CITY OF MASCOUTAH EMPLOYEE HANDBOOK

Sick Leave Benefits

Employees shall be entitled to accrued sick leave up to a maximum of not more than ~~300~~ 396 hours. The City agrees to pay out sick leave up to ~~300~~ 396 hours if an employee quits or retires. Employees who are terminated for cause shall be entitled to have their accumulated sick leave paid out. A new employee must be employed by the city of over one year to be paid out any sick leave accumulated. Any employee who retires from the city shall have his or her accumulated sick leave credited to his or her IMRF years of service. A maximum of one year pension credit for member at the rate of 1/20 of a month for each full day of sick leave accumulated under an established IMRF Sick Leave Plan. The city will provide information to the employees when requested. Regular sick leave will be posted on paycheck stubs.

Sick leave will be paid at the employee's straight time wage rate annually when sick leave hours exceed ~~300~~ 396 or when authorized.

CITY OF MASCOUTAH
Mascoutah, Illinois

TO: Honorable Mayor & City Council

FROM: Cody Hawkins, City Manager

SUBJECT: PC 14-08 – Prairie Lake Park Master Plan Amendments

MEETING DATE: January 5, 2015

REQUESTED ACTION:

Adoption of a resolution approving the amendments to the Prairie Lake Park Master Plan.

BACKGROUND & STAFF COMMENTS:

The Prairie Lake Park Master Plan was adopted by the City Council in June 2008. This is the first update to the Master Plan since its adoption. Over the last few months, staff worked with EWR and Associates to amend sections of the plan. The purpose of the update is to expand the descriptive and quantitative data contained in the original Master Plan to better define the scope of the improvements planned for the redevelopment of Prairie Lake Park. The expanded descriptions assist with itemizing project components for each Phase. Additionally, the costs of project components have been re-estimated. The re-estimated project costs are updated to August 2014 with projections of start of construction as if they are to occur by June 2015. Thereafter, such itemized costs may either be re-estimated or an escalation factor of approximately 3% added per annum thereafter for no more than 3 years.

The amendments are placed in front of the original Master Plan and it is proposed to be adopted in this manner. These amendments will allow staff to more efficiently and accurately apply for various grants and/or secure funding sources for park improvements. A draft of the amendments to Prairie Lake Park Master Plan was approved by the Parks and Recreation Committee on October 8, 2014 and approved by the Planning Commission on December 17, 2014.

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt a resolution approving the amendments to the Prairie Lake Park Master Plan.

SUGGESTED MOTION:

“I move that the City Council adopt Resolution No. 14-15 ____ approving the amendments to the Prairie Lake Park Master Plan.”

Prepared By:


Lisa Koerkenmeier, AICP

Assistant City Manager

Approved By:



Cody Hawkins

City Manager

Attachments: A – Resolution No. 14-15-_____

B – Proposed Amendments to Prairie Lake Park Master Plan

C - Parks and Recreation Committee Minutes, October 8, 2014

D –Planning Commission Minutes, December 17, 2014

RESOLUTION NO. 14-15-__

**A RESOLUTION APPROVING THE 2015 PRAIRIE LAKE PARK
MASTER PLAN AMENDMENTS**

WHEREAS, City staff and EWR Associates, Inc., professional consultants, developed amendments to the Prairie Lake Park Master Plan; and

WHEREAS, the purpose of the update is to better define the scope of the improvements planned for the redevelopment of Prairie Lake Park and to re-estimate the costs of the itemized project components; and

WHEREAS, on October 8, 2014, the Parks and Recreation Commission reviewed and recommended approval of the amendments to the Prairie Lake Park Master Plan; and

WHEREAS, on December 17, 2014, the Planning Commission reviewed the amendments to the Prairie Lake Park Master Plan and voted 6-ayes, 0-nay, to approve forwarding the Prairie Lake Park Master Plan to the City Council for consideration; and

WHEREAS, Prairie Lake Park Master Plan is a focused plan showing the vision of what the City desires the park to ultimately become and will be the basis of decisions for funding and proper phasing of facilities and improvements to the park over the next 5 to 25 years; and

WHEREAS, the Prairie Lake Park Master Plan will assist the City in proper placement of facilities within the park and scheduling future improvements to the park.

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

SECTION 1: The City of Mascoutah approves the Prairie Lake Park Master Plan to assist the City with proper phasing of facilities and improvements to Prairie Lake Park.

PASSED and APPROVED by the Mascoutah Mayor and City Council this 5th day of January, 2015.

Mayor

ATTEST:

City Clerk
(SEAL)

Attachment A

18

— This page to be deleted and replaced with amendments —

Prairie Lake Park - Master Plan Study					
Potential Improvements:					
Phasing	Improvement	Preliminary Cost Estimate	Possible Funding Sources		
Phase 1	Lake Stabilization	\$25/per foot for "windrow" of stone riprap. Modular block wall or other pre-engineered structure more expensive.	IDNR Boat Ramp Grant, SWIL RC&D		
	Repair Boat Ramp	\$5,000	IDNR Boat Ramp Grant		
Phase 2	Improve Parking Areas	\$15,000	OSLAD Grant, MPRD Grant, private donations, donated labor		
	Permanent Restroom Facility	\$60,000	IDNR Boat Ramp Grant, OSLAD Grant, MPRD Grant		
	Lake Trail	\$6/per sf or \$30/per 5' asphalt/concrete sidewalk	IDNR Boat Ramp Grant, OSLAD Grant, Recreation Trails Grant, MPRD Grant, private donations		
	Gazebo/Pavilion	\$30,000 (24'SQ)	OSLAD Grant, MPRD Grant, private donations, donated labor		
Phase 3	Welcome Entrance	\$35,000	OSLAD Grant, private donations, donated labor		
	Boat Dock with Gazebo	\$30,000	IDNR Boat Ramp Grant, OSLAD Grant, MPRD Grant, private donations, donated labor		
Phase 4	Boardwalk	\$15,000	OSLAD Grant, MPRD Grant, private donations, donated labor		
	Wooded Trail	\$1.50 / LF (4' wide / 4" thick)	OSLAD Grant, Recreation Trails Grant, MPRD Grant, private donations		
	Silver Creek Bridge	\$25,000	OSLAD Grant, Recreation Trails Grant, MPRD Grant, private donations		
	Outdoor Classroom Areas	\$250 / EA	Illinois Schoolyard Habitat Action Grant Program, Illinois Conservation Fund		
Phase 5	Boat Storage/Concessions Facility	\$350,000 (\$19,200 for concession, \$84,000 for toilets, \$23,040 for covered dining area, \$11,200 for breezeway, \$143,360 for boat storage, \$15,200 for plaza improvements, design work (10%) or \$30,000, \$20,000 for equipment)	IDNR Boat Ramp Grant, OSLAD Grant, Recreation Trails Grant, MPRD Grant, private donations		
	Highway 177 Underpass	Specific design of underpass was not included in this scope of work. No cost estimate can be provided.			



~~2014~~ 2015

Master Plan Amendment Prairie Lake Park Mascoutah, Illinois



EWR EWR Associates, Inc. Architects
391 Frank Scott Parkway East, Fairview Heights, Illinois 62208



Prairie Lake Park Master Plan Update – January 2015

This is the first update to the Prairie Lake Park Master Plan since its adoption in June 2008. The purpose of the update is to expand the descriptive and quantitative data contained in the original Master Plan to better define the scope of the improvements planned for the redevelopment of Prairie Lake Park. The expanded descriptions assist with itemizing project components for each Phase.

Additionally, the costs of project components have been re-estimated and may be similar or significantly different, given the addition of new information or more complete analysis of the requirements to complete each project component. Costs itemized herein are updated to January 2015 with projections of start of construction as if that were to occur by June 2015. Thereafter, such itemized costs should either be re-estimated or an escalation factor of approximately 3% should be added per annum thereafter for no more than 3 years.

Phasing may be different as well given the likelihood of sequencing the various project components or the securing of funds from a variety of possible sources. As to the funding sources, it has become apparent that there may be other local entities who may be interested in sponsoring a project component or some portion of a component. These may include civic organizations, school districts, clubs or interested citizens.

Prairie Lake Park Redevelopment Components

Project Component Descriptions:

Phase 1

Component A. Lake Stabilization

The stabilization of the lake shore line and causeway have been accomplished as of the date of this master plan update and require only maintenance from now forward.

Component B. Repair Boat Ramp

The existing boat ramp located in the south lake needs to be removed and replaced by a new concrete boat ramp.

Phase 2

Component A. Improve Parking and Entry Road

The current parking areas are gravel lots, unmarked and ill defined. The lots are generally graded to drain to the lake, but because of their make-up, are subject to erosion, potholes, edge problems and material shifting and compression. New asphalt or preferably concrete paving will be far more stable, require less maintenance, be more attractive and function better for control of traffic movements, parking efficiency and safety. Parking areas should be improved to accommodate 25 parking spaces (1 handicapped accessible) at the west parking area and approximately 45 to 50 spaces (2 handicapped accessible) at the east parking area. These should be adequate for typical park usage, barring any major events.

Re-grade and compact the existing parking areas, install new compacted rock base and hard pavement, and stripe for traffic and parking. Add parking lot lighting for safety purposes, as an option. Add signage for parking and traffic definition, as well as park entry identification. Provide ADA compliant parking and accessible paths. Provide new parking at both the west (Silver Creek access area) park entrance area and at the east (proposed boathouse area) park entrance area. Add paved entrance roads from Rt. 177 to both east and west access parking areas.

Component B. Permanent Restroom Facility

Construct a permanent comfort station providing ADA accessible restroom facilities for male and female on the east side of the park. This restroom facility could easily be incorporated into the boathouse / concessions complex and share utilities services and access paths with those facilities. The restroom facilities should contain 2 lavatories and 2 water closets for each sex and a urinal in the men's restroom. The building should also contain a small storage and utility room which serves to house the electric panel, water heater, and also be the plumbing piping chase allowing full piping access for repairs and easy winterization of the piping. An ADA drinking fountain should also be accessed from the exterior. Entry to the restrooms should be through a maze for modesty protection and be designed to prevent dark isolated corners which may be perceived to be unsafe.

The building would not require heating or AC, but should be naturally and power ventilated, meet the Illinois Plumbing Code in design and be constructed of materials which require little maintenance and are durable to public use and potential abuse. Fixtures likewise should be specified to be equally durable and consideration of tamper proof and vandal resistant products shall be incorporated in the construction. Concrete or concrete block are good solutions to the wall durability, and wood trussed roofs and wood roof decks with 25+ year shingles or metal roofs should be employed along with cement ceilings. Light fixtures should also be vandal resistant and energy efficient with infrared switching, combination timer and electronic light sensor operation. Use of natural daylighting into the interior will reduce the need for artificial light sources during normal hours of usage. Durable toilet accessory equipment, minimizing use of paper goods shall be used and all facilities shall accommodate

handicapped accessibility for users. Brick exterior wall is optional. Doors, frames and hardware should also be low maintenance and durable, requiring little attention. Floors and foundations are to be reinforced concrete.

Component C. Lake Trail

Lake trails shall be developed as more permanent and accessible paths incorporating more stable, low maintenance walking surfaces. Trails should be a minimum of five foot (5') wide for accessibility and to allow easy passage of 2 people in opposite directions. Six foot (6') wide trails might be better yet to accommodate a couple in one direction and another person in the other one. Eight foot (8') wide trails would allow maintenance and emergency vehicle access to most places in the park. Surface materials considered acceptable for accessible, permanent trails should be 2" asphalt on a minimum 4" compact stone base material. Alternatives would include 4" concrete walks on grade, or 4" compacted crushed limestone screenings or granite contained within edge curbs or other fixed edging materials might be considered, but require more maintenance and repair. Wood chip or rubber playground surfacing might also be considered, if approved for ADA playground or pathway use, but require constant maintenance and an edge curb to maintain stability.

The lake trails are planned to completely access the perimeter of the lake itself, provide pedestrian access to the parking lots, boathouse, comfort station, potential concessions, boat docks, boardwalk, causeway and pavilions. Another function of the trail system is for fitness jogging or walking trail, besides just accessing other park features. The initial trail system around the lake will also provide access to later phases of trail development, to provide access and nature trails along and connecting to Silver Creek and other off-site trails which may be developed to the north across Rt. 177 and the Mascoutah High School and its athletic fields and to the south further along Silver Creek.

Other considerations to implement along with the trails themselves are the addition of site furniture such as benches, trash receptacles and signage along the paths. Fitness exercise stations might also be considered for development along the paths. Railings where steep side slopes such as along the causeway or shore line, a

pedestrian bridge in the middle of the causeway (which allows boaters to pass under from one section of the lake to the other), planting of landscaping involving over-story shade trees as well as specimen under-story trees and shrubs, grasses or floral plants, should also be added to create a more attractive and pleasant walking experience and provide some natural features to trail areas which lack aesthetic appeal now.

Component D. West Park Area Pavilion / Gazebo

The Master Plan includes construction of a 24' square or octagonal gazebo or pavilion with seating and/or 2 or 3 picnic tables in the west park area. A barbeque pit might also be considered at this location outside of the pavilion. Some landscaping, both hardscape and soft around the structure would also define this area visually and physically. The pavilion would also serve as an overlook at the end of the lake and at the proposed boardwalk which would extend out into the lake for fishing and as an added feature to the park.

The pavilion may be a purchased pre-manufactured type, installed on a permanent foundation or specifically custom designed for the park and stick built from standard available parts of wood or steel construction with a metal or shingle roof. It would be desirable to have the pavilion complement and match the design and materials of the restrooms, boathouse and any other structures to be built in the park. Lighting under the shelter would be optional, but could provide a beacon like presence at night and provide an attractive landmark structure for the park. Incorporating the placement of the shelter with the entry to the boardwalk via planning of the trail system and landscaping would integrate the two features yet each would still be separate features.

This area is also the potential site for a new Welcome to Mascoutah monument and a possible trail head for a nature trail along Silver Creek. Planning the proposed Welcome to Mascoutah entrance monument feature as an integrated element of the west park area together with the boardwalk and pavilion via the path and landscape configuration would create a cohesive plan.

Component E. Welcome to Mascoutah - West Entrance Monument

In addition to the overall Prairie Lake Park redevelopment, the opportunity exists to identify the west entrance to the City of Mascoutah with a monument. Planned is a decorative, low wall of masonry or concrete construction upon which large metal letters are mounted with “Mascoutah”, on the wall. To enhance the monument, landscaping may be added to border and frame the wall. Behind the wall is a water fountain feature, which will add to the visual appeal to the City’s entryway. The design of the wall and the water feature could take on several shapes or types of water movement in the final design. The water source can be the lake itself via a pump, and recycling the water will also serve to aerate the lake. A flagpole and flag would add another motion sensor attraction. A 100 amp electrical service will be needed for the pumps and for night lighting if the sign is to be illuminated and the water feature and flagpole are constructed. This will require grounding of the fountain and the flagpole.

Phase 3

Component A. Boat Dock with Gazebo

At the southeast corner of the lake, the Master Plan proposes a boat dock and gazebo. The gazebo should be a complimentary match to the gazebo/pavilion above in Phase 2, in materials and design, excepting that no picnic tables are required. The land based, gazebo is a separate structure from the boat dock itself, to facilitate possible separate funding sponsorship and phasing.

The dock is custom designed, but pre-fabricated in sections to allow repair, replacement and expansion. The dock can be a fixed level dock and preferably will be for adequate stability to be handicapped accessible and meet ADA specific requirements. This requires permanently set piles into the lake to attach the boat dock deck structure. Safety equipment shall be provided for water safety, including hook, buoy lines and float devices. Tie up hardware for non-powered boats such as canoes, kayaks, small sailboats, rowboats or less than 5 hp trolling

electric motor boats shall be provided as well as bumpers as necessary. The dock will require ADA features including ramped boat cradle, stepped transfer unit or electric lift and safety railings as necessary. Since night use is not proposed, lighting may not be required. If night fishing access from the dock is desired, minimal lighting would be required.

Component B. Boardwalk – West Park Access Area

The Master Plan calls for west end of the south lake to get a boardwalk out into the lake from the area around the pavilion and the potential trail head to Silver Creek. This boardwalk is designed to be a permanent, moored structure, not a floating dock facility. It is envisioned to be 5' wide minimum, fixed and level, extending over the water and ending approximately 75' to 100' out in the lake with a deck area capable of supporting about 20 people at a time. It will have benches for seating, walkway lighting and guard rails to prevent accidental falls into the water. The construction will be supported on piles in the water and consist of a superstructure of steel with a wood deck. Rails are anticipated to be protective coated steel or aluminum pipe or rod construction.

Phase 4

Component A. Wooded Trail

New nature trails through the wooded area and Silver Creek bottom land are planned as a part of the extended trails around the lake and possibly linking with the development of trails from the north and to the south along Silver Creek which might be developed by other entities and funded by other trail construction grants. With this in mind, and while the trails remain a planned component of the extended Prairie Lake Park redevelopment, they may be dealt with by other grants later and deferred from the initial phases of the Prairie Lake Park Master Plan.

Regardless, the Master Plan defines the general path and layout of the trails which requires the construction of 2 pedestrian bridges across Silver Creek, and approximately 1 mile of trail. This trail could be constructed of a variety of surfaces depending upon the terrain, the slopes, and the flood way. Typically, higher elevation, low

flood probability areas may be comprised of an asphalt path on rolled stone base for a more permanent surface and fully accessible. Other areas which are prone to high water flooding might be raised paths of wood or concrete supported on piling or posts permanently moored. Or, some areas which may flood regularly may be treated as low water passages of concrete or flat stonework which would be impassable in high water periods. Some might be constructed of crushed, compacted stone, however, funding which could be utilized for the park development may involve state or federal funds which would require ADA compliance and preclude this or the loose stone option. The ADA would apply regardless of the source of funding, so this updated Master Plan assumes the more compliant paving options of the elevated boardwalk or the asphalt paving. Five foot (5') width should be the minimum width regardless, and the cost analysis assumes an average of six foot (6'). Signage related to way-finding and notation of natural features along the path should be included.

Component B. Silver Creek Bridges

The bridges discussed above, which cross Silver Creek, are envisioned to be a combination of wood deck and steel supporting structure and be pre-fabricated custom designed bridges as available from several manufacturers of park and recreation pedestrian bridges. They will include reinforced concrete bridge abutment foundations mounted on either side of the creek. The length of the bridges will be approximately 50' to 60' each. These will include trussed side structures as the main span supports and safety railings.

Component C. Outdoor Classrooms

Along the nature trail, several areas might be cleared, surfaced with gravel material and some rough site furniture (logs or stumps) added to facilitate use as outdoor classroom spaces for use by local schools for science classes.

Phase 5

Component A. Boat Storage and Concessions Facility

This phase of the redevelopment assumes that the park improvements to date have generated a need and desire for more active water centered activity, in the form of a concession operation involving the rental of boats for recreation and entertainment. The prospect of renting canoes, kayaks, small sail boats, electric motor operated boats and rowboats to the public or use of the dock and storage by the local high school or clubs, offers new possibilities to derive revenue from the park, but also significant investment as well. Such a concession would require at least part time employees to operate and safeguard the facilities and the users. No other park in the immediate area has such a venue available and therefore this opportunity has little precedent. The development of this option is a desirable feature for the City and Prairie Lake Park, but requires some long term commitment of the operation which may take the course of being a lease arrangement to a private concessionaire for the operation and management.

This component would require several structures be developed in a contained complex that would include:

1. A 24' x 60' boat storage building
2. A 16' x 24' concession office and operations building (which might also include a bait shop, equipment rental service counter, and possibly a food and beverage concession – providing soft drinks, snacks, impulse items, ice, and maybe quick serve sandwiches such as hot dogs, pre-packaged sandwiches, and possibly ice cream products). It is assumed the later items would be necessary for a vendor tenant to acquire some added income producing commercial interests.
3. A 50' x 90' outdoor patio or plaza area with drinking fountain, roof covered patio or picnic shelter area
4. Access to restrooms (either a part of the previous Phase 2 restrooms, or separate if not otherwise provided – we have assumed these would be shared for cost purposes).
5. Direct access to the east parking area from Phase 2.

The structures involved and discussed above should be constructed to be complimentary to, and of the same materials and similar design genre as, the pavilions and other structures defined in other phases, in order to present a unified and cohesive design style creating aesthetic harmony.

2015

Prairie Lake Park Master Plan Update 2014

Construction Estimate - Phased

10/14/2014

Project Phases /Components	Quantity	Units	Unit Cost	Extended Cost	Component Cost	Phase Total Cost
Phase 1.						
Component A. Lake Stabilization - completed						
Component B. Repair Boat Ramp						
a. Remove and replace with new concrete	1	each	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Phase 2.						
Component A. Improve Parking and entry road						
East Lot						
a. regrade , proofroll, install new rock base and asphalt surface	24,000	sf	\$ 3.00	\$ 72,000.00		
b. stripe parking stalls and traffic lines	40	each - cars /trailers	\$ 30.00	\$ 1,200.00		
c. install ADA and other necessary signage	3	each	\$ 250.00	\$ 750.00		
d. install optional site lighting	6	poles each	\$ 3,000.00	\$ 18,000.00	\$ 91,950.00	
West Lot						
a. regrade , proofroll, install new rock base and asphalt surface	13,000	sf	\$ 3.00	\$ 39,000.00		
b. stripe parking stalls and traffic lines	25	each - cars /trailers	\$ 30.00	\$ 750.00		
c. install ADA and other necessary signage	3	each	\$ 250.00	\$ 750.00		
d. install optional site lighting	4	poles each	\$ 3,000.00	\$ 12,000.00	\$ 52,500.00	
Component B. Permanent Restroom Facility						
18 x 30 bldg						
a. Male and Female with central utility room/chase						
b. 2 lavs and 2 water closets -female						
c. 2 lavs and 1 water closet and 1 urinal -male						
d. drinking fountain service sink, hose bibbs, hot water heater						
e. masonry wall construction/ wood truss roof/ metal roofing	480	sf	\$ 250.00	\$ 120,000.00		
f. install new utilities						
1 water	900	ft	\$ 20.00	\$ 18,000.00		
2 sewer	900	ft	\$ 65.00	\$ 58,500.00		
3 electric	1250	ft	\$ 30.00	\$ 37,500.00	\$ 234,000.00	
Component C. Lake Trail						
a. 5' wide x 1 mile	25,000	sf	\$ 7.00	\$ 175,000.00		
b. alternate for 8' wide trail - add 3' paving	16,000	sf	\$ 7.00	\$ 112,000.00		
c. signage	10	ea	\$ 120.00	\$ 1,200.00		
d. benches	8	ea	\$ 850.00	\$ 6,800.00		
e. trash cans	4	ea	\$ 3,000.00	\$ 12,000.00		
f. mini shelters on causeway	2	ea	\$ 4,000.00	\$ 8,000.00		
g. landscaping	1	ls	\$ 650.00	\$ 650.00		
h. exercise stations	10	ea	\$ 250.00	\$ 2,500.00		
i. rails at causeway (partial)	200	lf	\$ 25.00	\$ 5,000.00	\$ 323,150.00	

Component D. West Park Area Pavilion /Gazebo									
a.	24' wide octagonal shelter/ pad	450	sf	\$	100.00	\$	45,000.00		
b.	optional lighting add	1	ls	\$	3,000.00	\$	3,000.00		
c.	3 tables	3	ea	\$	550.00	\$	1,650.00		
d.	b b q	1	ea	\$	300.00	\$	300.00		
e.	landscaping	1	ls	\$	1,500.00	\$	1,500.00		51,450.00
Component E. Welcome to Mascoutah Entrance Monument									
a.	Concrete wall, slab, foundation for a 60' long curved wall	24	cy	\$	300.00	\$	7,200.00		
b.	add brick facing and stone cap	300	sf	\$	24.00	\$	7,200.00		
c.	optioal add lighting	1	ls	\$	8,000.00	\$	8,000.00		
d.	landscaping	1	ls	\$	7,000.00	\$	7,000.00		
e.	fountain	1	ls	\$	8,000.00	\$	8,000.00		
f.	waterfall	1	ls	\$	15,000	\$	15,000.00		
g.	electric service	1	ls	\$	2,400.00	\$	2,400.00		
h.	plumbing and pump from lake	1	ls	\$	5,000.00	\$	5,000.00		59,800.00
Phase Total							\$	59,800.00	\$ 812,850.00
Phase 3.									
Component A. Boat Dock with Gazebo									
a.	Complementary gazebo structure to the West Park area gazebo	450	sf	\$	100.00	\$	45,000.00		
b.	24' octagonal shelter and slab	200	sf	\$	20.00	\$	4,000.00		
c.	gangway to permanet / floating docks - 5' x 40'								
d.	Modular floating docks - deck, partial rails and floats and - 4 x 8 prefab sections - poles and anchorage - 12 sections	12	sections	\$	2,000.00	\$	24,000.00		
e.	safety equipment - hook, ring buoys, etc	1	ea	\$	850.00	\$	850.00		
f.	ADA ramp for dock to boat loading	12	fixtures	\$	400.00	\$	4,800.00		78,650.00
Component B. Boardwalk - West access Area									
a.	Construct 5' wide permanent boardwalk mooring 75' out into lake from west access area pavilion, with rails and pliers	375	sf	\$	60.00	\$	22,500.00		
b.	option to add lighting to boardwalk	6	ea	\$	1,000.00	\$	6,000.00		
Phase Total							\$	28,500.00	\$ 107,150.00
Phase 4.									
Component A. Woodland Trail									
a.	clear path, grade and install 1 mile off6' wide trails	6000	lf	\$	40.00	\$	240,000.00		
b.	combination of wood boardwalk, asphalt and crushed stone signage - natural features and directional	20	ea	\$	60.00	\$	1,200.00		241,200.00
Component B. Silver Creek Bridges									
a.	pedestrian bridges over Siver Creek	2	ea	\$	6,000.00	\$	12,000.00		12,000.00
Component C. Outdoor Classrooms									
a.	clear and develop outdoor classrooms	1	ls	\$	1,500.00	\$	1,500.00		1,500.00
Phase Total							\$	1,500.00	\$ 254,700.00

Phase 5						
Component A. Boat Storage and Concession Facility						
a.	construct boat storage building - 24' x 60'	1440 sf	\$	100.00	\$	144,000.00
b.	construct concession building with cooling/heat, cabinets electric for concessions - refrigeration / tackle / snaks / beverages 16' x 24'	384 sf	\$	150.00	\$	57,600.00
c.	connect with covered pavilion to restrooms from phase 2	300 sf	\$	70.00	\$	21,000.00
d.	outdoor patio and plaza paving - 90 x 50	2500 sf	\$	10.00	\$	25,000.00
Phase Total						\$ 247,600.00
Grand Total Construction Costs						\$ 1,452,300.00
Arch / Engineering fees						\$ 101,661.00
Total Development Costs						\$ 1,553,961.00

**CITY OF MASCOUTAH
PARKS & RECREATION COMMISSION
#3 WEST MAIN STREET
MASCOUTAH, IL 62258-2030**

OCTOBER 8, 2014

The minutes of the Regular Meeting of the Parks & Recreation Commission of the City of Mascoutah.

CALL TO ORDER

Chairman called the meeting to order at 7:01 p.m.

PRESENT

Commission members Steve Heizer, Harold Knoth, Mark Pruett & Chairman Ken Tyler were present.

ABSENT

Adam Kasper, Ryan Hinrichs and Bill Witts were absent.

ALSO PRESENT

Executive Assistant Lisa Other, Assistant City Manager Lisa Koerkenmeier and Bill Reichert of EWR Associates were present.

ESTABLISHMENT OF A QUORUM

A quorum of Parks & Recreation Commission members was present.

AMEND AGENDA

The agenda was amended to allow discussion of Prairie Lakes Park Master Plan updates to be discussed first.

MINUTES

Harold Knoth motioned to accept the August 13, 2014 minutes. This was seconded by Mark Pruett and all other members agreed.

FINANCIALS

The financial review for September 2014 Parks and Recreation Commission were accepted.

Prairie Lakes Park Master Plan Update Discussion:

Koerkenmeier introduced Bill Reichert of EWR and they explained the updates to the Prairie Lakes Park Master Plan. The updates allow for easier grant application and a more phased breakdown of improvements along with projected costs which have changed over the years. Also utility extension plans were added. The updates will be reflected as an Appendix to the PLP Master Plan & Comprehensive Plan.

Harold Knoth motioned to accept and move forward the PLP amendments to Planning Commission & City Council for approval. Mark Pruett seconded the motion and all other members agreed.

Attachment C

Park Grants Update:

Assistant City Manager Lisa Koerkenmeier gave everyone a brief update on the outstanding PARC grant application, wrap-up of the MEPRD bleachers grant, playground equipment for Maple Park, berm trail and safe routes to school grants.

Tree Sub Committee:

No Comments

Scheve Park:

Frisbee Golf course completion and possible sponsorship of holes to help pay for maps was discussed. Knoth mentioned that roto-mix from Harnett Street is being used to create handicapped parking spaces near the bleachers to use up remaining grant funds. Knoth also reminded everyone about the Rodeo that MIA is helping sponsor on Oct. 10 and 11 and he noted that a new airplane ride was donated for the Kiddie Park.

Dog Park discussion focused on memorial trees and benches. It was decided that the Dog Park should be added to the regular agenda for updates.

Maple Park:

Playground equipment purchased with grant funds has arrived and the MIA will begin installation toward the end of the month. Old playground equipment will be auctioned off and the funding used toward new equipment purchases.

Prairie Lakes Park:

Weeds are overgrowing the walking path so Koerkenmeier stated the City would check into the issue. Pruett noted that around the first of the year he would like to revisit the possible trail from Brickyard Subdivision to the Power Plant on the old railroad right of way.

ADJOURNMENT

Parks and Recreation Commission adjourned at 7:51 p.m.

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

DECEMBER 17, 2014

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

PUBLIC HEARING – 7:00PM

PC 14-07 –REZONING OF 12.4 ACRES LOCATED ON THE EAST SIDE OF SOUTH 10TH STREET, NORTH OF THE FORMER L & N RAILROAD LINE FROM GC, GENERAL COMMERCIAL, TO RS-8, SINGLE-FAMILY RESIDENTIAL.

Lisa Koerkenmeier gave an overview and history of the proposed rezoning. The request is to rezone 12.4 acres of property from GC, General Commercial, to RS-8, Single-Family Residential, to accommodate the Brickyard Community residential development. The Final Plat for the development was reviewed by the Planning Commission and recommended for approval, and the City Council approved the Final Plat in May 2013. The Final Plat consists of 175 lots to be developed in two or three phases. The development includes two sections; the Homes at Brickyard (134 single-family units) and Brickyard Lake Estates (41 single-family units). Phase I improvements are under construction; primarily water, sanitary sewer and storm water detention. Street construction will occur next spring.

Lee asked if there is a hurry to rezone this property. Koerkenmeier stated the rezoning should have been approved prior to the final plat approval, but apparently there was some confusion among the developer and staff that the rezoning had been completed several years ago when the subdivision was originally proposed. Phase one which has been platted and improvements initiated, is not affected by this rezoning, but phase II & III will be. Lee also made a comment that the developer should have been present for this hearing. Chairman Zacharski agreed.

Koerkenmeier also made the commission aware that 58 notices had been sent to nearby property owners, and no comments were received.

During public comments Phyllis McNeil asked about the phasing of the project and also the traffic on South 6th Street. She also had concerns about DMS work hours at their facility and also traffic issues once the road leading out of the subdivision is constructed.

Phases II and III will begin when the market is there for additional single-family lots.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:24 PM

CALL TO ORDER at 7:25 PM

Chairman Ken Zacharski called the meeting to order.

Attachment D

PRESENT

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

ABSENT - NONE**ALSO PRESENT**

Administrative Assistant Melissa Schanz, Assistant City Manager Lisa Koerkenmeier, Code Enforcement Official Danny Schrempp and Councilman Paul Schorr.

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 Thompson, to approve the minutes of the November 19, 2014 Planning Commission Meeting.

THE MOTION BY ROLL CALL

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

PC 14-07 –REZONING OF 12.4 ACRES LOCATED ON THE EAST SIDE OF SOUTH 10TH STREET, NORTH OF THE FORMER L & N RAILROAD LINE FROM GC, GENERAL COMMERCIAL, TO RS-8, SINGLE-FAMILY RESIDENTIAL.

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

MOTION

Thompson moved, seconded by Shelley that the Planning Commission approve the rezoning request for 12.4 acres located east of South 10th Street and north of the former L & N Railroad line, from GC, General Commercial, to RS-8, Single-Family Residential subject to the Findings attached.

THE MOTION BY ROLL CALL

Charles Lee nay, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, and Chairman Ken Zacharski aye
5-ayes, 1-nay

PC 14-08 – AMENDMENTS TO PRAIRIE LAKES PARK MASTER PLAN

Koerkenemeier stated that the Prairie Lake Park Master Plan was adopted by the City Council in June 2008 and amendments are proposed to expand the descriptions of the various project components and to re-estimate project costs. This will allow staff to more efficiently apply for various grants and secure funding sources for park improvements. A draft of the amendments to Prairie Lake Park Master Plan was presented to the Parks and Recreation Committee on October 8, 2014 and approved by the Committee.

There was no further discussion.

MOTION

Lee moved, seconded by Klopmeier that the Planning Commission approve the amendments to the Prairie Lake Park Master Plan.

THE MOTION BY ROLL CALL

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

WORK SESSION

Planning Commission continued reviewing the existing zoning districts and discussed which uses should be permitted by right, planned use or by conditional use permit.

MISCELLANEOUS

None

ADJOURNMENT

Lee moved, seconded by Thompson, to adjourn at 8:10 p.m.

CITY OF MASCOUTAH
Mascoutah, Illinois

TO: Honorable Mayor & City Council

FROM: Cody Hawkins, City Manager

SUBJECT: PC 14-07 – Rezoning of 12.4 acres located on the east side of South 10th Street, north of the former L & N Railroad line from General Commercial (GC) to Single-Family Residential (RS-8) **(First Reading)**

MEETING DATE: January 5, 2015

REQUESTED ACTION:

Approval of rezoning of property for 12.4 acres located on the east side of South 10th Street, just north of the former L & N Railroad line from GC, General Commercial, to RS-8, Single-Family Residential by adoption of ordinance.

BACKGROUND & STAFF COMMENTS:

On December 17, 2014, the Planning Commission held a public hearing for PC 14-07, a request to rezone 12.4 acres of property from GC, General Commercial, to RS-8, Single-Family Residential, to accommodate the Brickyard Community residential development. The property is located on the east side of South 10th Street and north and contiguous to the former L & N Railroad line. Following the public hearing, the Planning Commission voted 5-ayes and 1-nay to approve the rezoning. The Planning Commission meeting minutes are attached. One person stated concerns with noise and traffic on S. 6th Street. No one spoke in favor or opposition to the rezoning request.

The Final Plat for the Brickyard Community development was approved by the City Council in May 2013. The Final Plat consists of 175 lots to be developed in two or three phases. The development includes two sections; the Homes at Brickyard (134 single-family units) and Brickyard Lake Estates (41 single-family units). Phase 1 improvements are under construction, which includes 47 lots in Homes at Brickyard and 19 lots in Brickyard Lake Estates.

In accordance with Section 34-15-7 of the Unified Land Development Code, an affirmative vote of two-thirds of the members of the City Council shall be required to approve any rezoning request or to adopt any amendment to the Code.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning of 12.4 acres located on the east side of South 10th Street and north of the former L & N Railroad line from GC, General Commercial, to RS-8, Single-Family Residential.

SUGGESTED MOTION:

I move that the City Council approve and adopt Ordinance 15-____, approving the rezoning of 12.4 acres located on the east side of South 10th Street and north of the former L & N Railroad line from GC, General Commercial, to RS-8, Single-Family Residential, subject to the Findings for Approval attached.

Prepared By: 
Lisa Koerkenmeier, AICP
Assistant City Manager

Approved By: 
Cody Hawkins
City Manager

Attachments: A – Ordinance, Findings for Approval
B – Planning Commission Staff Report
C – Minutes from the Planning Commission Meeting and Public Hearing of
December 17, 2014

ORDINANCE NO. 15-__

AN ORDINANCE AMENDING CHAPTER 34, ARTICLE IV, OFFICIAL CHANGE TO THE ZONING MAP PER ARTICLE XV OF THE CITY OF MASCOUTAH CODES, COMMONLY REFERRED TO AS THE UNIFIED LAND DEVELOPMENT CODE.

WHEREAS, The City now desires to officially change the City's Zoning Map from General Commercial (GC) to Single-Family Residential (RS-8) for subject property described as parts of Lots 28, 29 and 30, as recorded in the St. Clair County Recorder's Office as Document A01942925, being part of the Southwest Quarter of Section 31, Township 1 North, Range 6 West, of the 3rd Principal Meridian of Mascoutah, St. Clair County, Illinois, and known as Parcel No. 10-31.0-301-018; and

WHEREAS, City staff and the Planning Commission have processed and recommended approval for this Zone Map change per City regulations; and

WHEREAS, the Planning Commission's official "Report to Council" is represented by a complete report attached hereto and has been forwarded to the City Council for deliberation, approval and adoption of this Zone Map change.

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

SECTION 1: That Chapter 34 "Unified Land Development Code," Article IV – Official Map, is hereby amended to officially change the property described as parts of Lots 28, 29, 30 of the Southwest Quarter of Section 31, Township 1 North, Range 6 West of the Third Principal Meridian as recorded in Book of Lands North on page 7 and Book of Plats "E" on page 27, of St. Clair County Records, known as Parcel No. 10-31.0-301-018 as depicted in Exhibit A, from General Commercial (GC) to Single-Family Residential (RS-8).

SECTION 2: That the Ordinance shall be in full force and effect from after its passage and approval as provided 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 20th day of January, 2015, and deposited and filed in the Office of the City Clerk in said City on that date.

Attachment A

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

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 20th day of January, 2015.

Mayor

ATTEST:

City Clerk

(SEAL)

FINDINGS FOR APPROVAL – City Council Version

ZONE CHANGE: 12.4 acres east side of
S. 10th Street, north of L & N Railroad line

DATE: January 20, 2015

FINDINGS: The Mascoutah City Council, pursuant to the applicant's initiated Zone Change for the tract of 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 RS-8 zoning request and proposed use and improvement of the property is consistent with the City's Comprehensive Plan;
2. The proposed zone change of the site is appropriate, in terms of land patterns in the entire City and the City's Zoning Code requirements, specifically the RS-8, Single-Family Residential District requirements.
3. The proposed zone change is compatible with surrounding single-family uses and the RS-8, Single-Family Residential zoning of nearby property.
4. The rezoning application is consistent with good general planning and encourages land use compatibility with adjacent uses.
5. The proposed zone change is deemed desirable to promote the general welfare of the City.

[illegible]

CITY OF MASCOUTAH
Mascoutah, Illinois

TO: Planning Commission

FROM: Cody Hawkins, City Manager

SUBJECT: **PC 14-07 – Rezoning of 12.4 acres located on the east side of South 10th Street, north of the former L & N Railroad line from General Commercial (GC) to Single-Family Residential (RS-8)**

MEETING DATE: December 17, 2014

REQUESTED ACTION:

Public hearing by the Planning Commission and review of a rezoning application for 12.4 acres located on the east side of South 10th Street, just north of the former L & N Railroad line from GC, General Commercial, to RS-8, Single-Family Residential.

BACKGROUND & STAFF COMMENTS:

The request is to rezone 12.4 acres of property from GC, General Commercial, to RS-8, Single-Family Residential, to accommodate the Brickyard Community residential development. The Final Plat for the development was reviewed by the Planning Commission and recommended for approval, and the City Council approved the Final Plat in May 2013. The Final Plat consists of 175 lots to be developed in two or three phases. The development includes two sections; the Homes at Brickyard (134 single-family units) and Brickyard Lake Estates (41 single-family units). The development is located on the west and east side of South 10th Street, just north of the former L & N Railroad line. Phase 1 improvements are under construction, which includes 47 lots in Homes at Brickyard and 19 lots in Brickyard Lake Estates.

DISCUSSION POINTS / ISSUES:

Land Use and Zoning Requirements: The land to the west and north is zoned RS-8, Single-Family Residential and is included in the Brickyard Community residential development. Land to the east is zoned GC, General Commercial and land to the south is zoned AG, Agricultural. The subject property is designated as Low Density Residential on the Land Use Map in the City's 2008 Comprehensive Plan. The Comprehensive Plan states that the maximum residential density in these areas may not exceed five (5) dwellings per acre.

<u>Property</u>	<u>Comp. Plan</u>	<u>Zoning</u>	<u>Existing Land Use</u>
Site:	Low Density Residential	GC	Agricultural
North:	Low Density Residential	RS-8	Improved Land
South:	Open Space/Public	AG	Agricultural
East:	Commercial	GC	Industrial
West:	Low Density Res.	RS-8	Improved Land

Attachment B

Utilities: The development will be served by a municipal 10" water main and 8" sanitary sewer main that will run along South 10th Street. The Developer will be constructing a pump/lift station and force main directed to the wastewater treatment plant to serve the development.

Drainage: The subject property will drain into the storm sewer collection system designed for the Brickyard Community development and will drain into a detention pond located in Brickyard Lake Estates designed and built to handle 10 year, 50 year and 100 year storm events. The detention pond will discharge to the Silver Creek watershed directly west of the development.

Streets & Sidewalks: The lots within the development will be served by 32 foot wide paved public streets and 4' sidewalks on both sides of all internal streets. Externally, the development will be accessed from South 10th Street and South 6th Street. The eventual upgrade of South 6th Street will be the responsibility of the City. The Developer will be improving the section of South 10th Street adjacent to the development and the construction of a 5' wide sidewalk on the east side of South 10th Street. As part of the Development Agreement with the City, the Developer will be improving the section of South 10th Street from north of the development to W. Main Street and a section of South 10th Street from south of the development to 100 feet south of the old railroad ROW and will be reimbursed by the waiving of sewer and water tap fees.

Buffer Requirement: The Final Plat approval for the Brickyard Community includes a condition that a 20 foot wide landscape berm is constructed in an easement along the property lines that abut land zoned General Commercial located southeast of the development.

Public Notice: A request to rezone property requires a public hearing before the Planning Commission. The legal notice for the public hearing was published and notices were sent to 58 property owners within 250' of the subject property. As of the date of this report, staff has not received any public comments.

Zoning Amendment Review: In accordance with Sections 34-15-4 and 34-15-7, any proposed rezoning/map amendment shall be reviewed by the Planning Commission and a public hearing held to review the application. An affirmative vote of two-thirds of the members of the City Council shall be required to approve any rezoning request.

REVIEW AND APPROVAL CRITERIA: The current Unified Land Development Code does not list specific review criteria to consider for rezoning requests. However the following criteria are typically the key factors used by the courts when considering whether a property should be rezoned.

- The existing use and zoning of nearby property.
- The extent to which property values are diminished by the particular zoning restriction.
- The extent to which the diminution of property values of the subject property promotes the health, safety, morals and general welfare of the public.
- The relative gain to the public vis-à-vis the hardship imposed upon the individual property owner.

- The suitability of the subject property for zoned purposes.
- The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
- The care with the City has undertaken to plan its land use development.
- The evidence or lack thereof of the City's need for the proposed use.

RECOMMENDATION:

Staff recommends approval of the rezoning request for 12.4 acres located east of South 10th Street and north of the former L & N Railroad line, from GC to RS-8, subject to the Findings attached.

MOTION:

I move that the Planning Commission approve the rezoning request for 12.4 acres located east of South 10th Street and north of the former L & N Railroad line, from GC, General Commercial, to RS-8, Single-Family Residential subject to the Findings attached.

MOTION Thompson SECOND Shelley
 Ayes 5 Nays 1 Abstentions 0

Prepared By: Lisa Koerkenmeier
 Lisa Koerkenmeier, AICP
 Assistant City Manager

Approved By: Cody Hawkins
 Cody Hawkins
 City Manager

Attachments: A – Findings
 B – Location/Zoning Map
 C – Aerial/Parcel Map of Site
 D - Photos of Subject Property
 E – Final Plat Brickyard Community, approved by Ord. No. 13-08
 F – Public Hearing Notice

FINDINGS FOR APPROVAL – Planning Commission Version

ZONE CHANGE: 12.4 acres east side of
S. 10th Street, north of L & N Railroad line

DATE: December 17, 2014

FINDINGS: The Mascoutah Planning Commission, pursuant to the applicant's initiated Zone Change for the tract of 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 RS-8 zoning request and proposed use and improvement of the property is consistent with the City's Comprehensive Plan;
2. The proposed zone change of the site is appropriate, in terms of land patterns in the entire City and the City's Zoning Code requirements, specifically the RS-8, Single-Family Residential District requirements.
3. The proposed zone change is compatible with surrounding single-family uses and the RS-8, Single-Family Residential zoning of nearby property.
4. The rezoning application is consistent with good general planning and encourages land use compatibility with adjacent uses.
5. The proposed zone change is deemed desirable to promote the general welfare of the City.

Attachment A

SCALE: 1"=800'

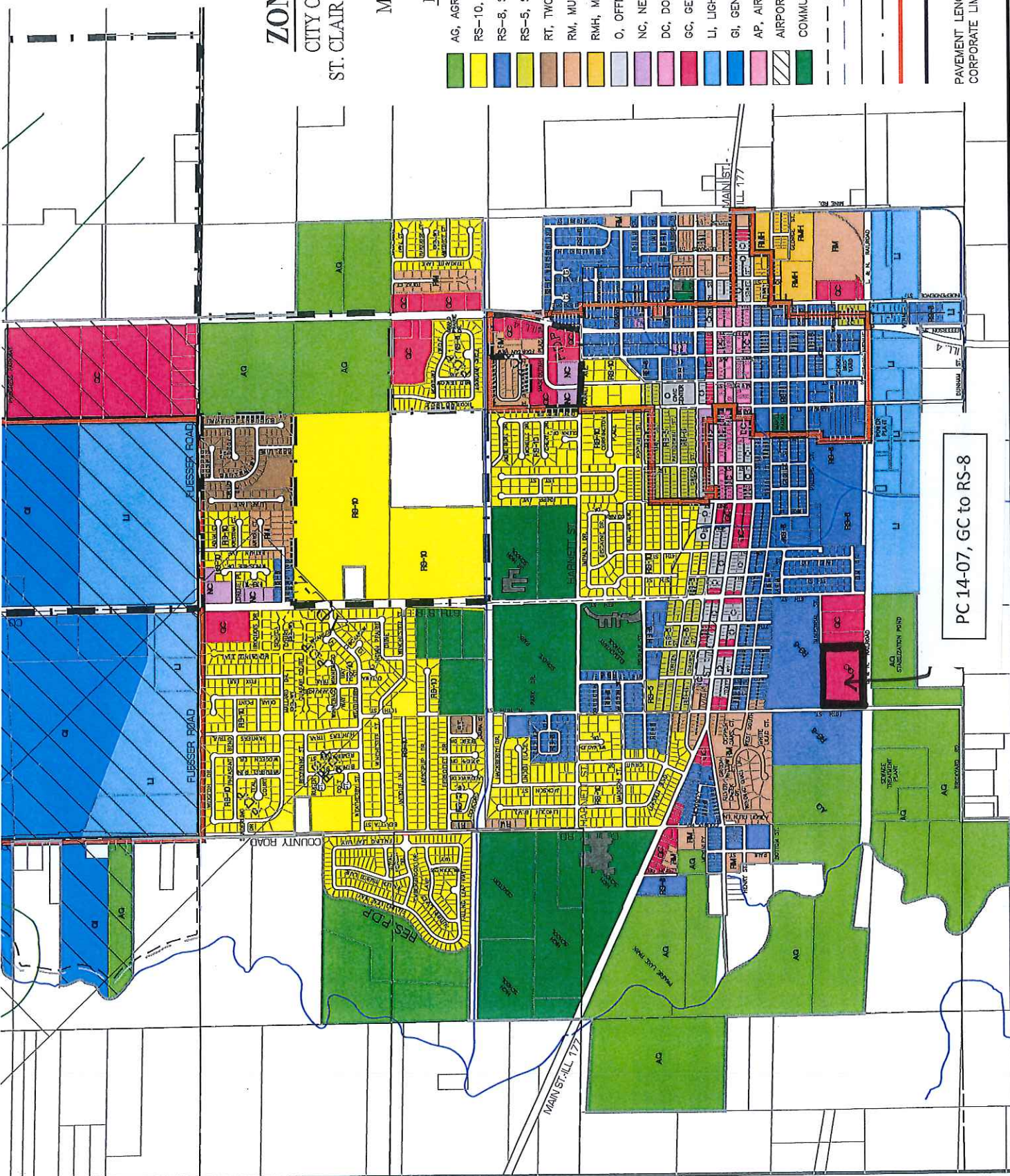
ZONING MAP CITY OF MASCOUTAH ST. CLAIR COUNTY, ILLINOIS

MARCH 2014

LEGEND

- AG, AGRICULTURAL
- 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



PC 14-07, GC to RS-8

Attachment C

BRICKYARD RD

Subject Photos

PC 14-07, 12.4 acres east of S. 10th Street and north of the former L&N Railroad ROW
Rezoning from GC to RS-8



Subject Property



Looking North

Attachment D

**CITY OF MASCOUTAH
3 WEST MAIN ST.
MASCOUTAH, IL 62258
618-566-2964 EXT. 122**

NOTICE OF PUBLIC HEARING

The City of Mascoutah Planning Commission will conduct a Public Hearing on ***Wednesday, December 17, 2014***, at ***7:00 PM*** in the City Council Chambers at City Hall, 3 West Main Street, Mascoutah, IL 62258.

The purpose of this hearing is to establish the zoning as required by the City's official development code. The subject property is 12.4 acres consisting of parts of Lots 28, 29, 30 of the Southwest Quarter of Section 31, Township 1 North, Range 6 West of the Third Principal Meridian in St. Clair County, Illinois. Consideration will include a zoning change from GC, General Commercial, to RS-8, Single-Family Residential.

Anyone interested in this hearing may appear and be heard for or against. The regular meeting of the Planning Commission shall follow this hearing wherein the Commission shall make a recommendation on this request.

Questions or requests for further details can be directed to the City Manager's Office, City Hall, 618-566-2964, ext. 122. Comments in writing may be forwarded to the City Manager's Office, 3 West Main St., Mascoutah, IL 62258.

Posting Date: **November 21, 2014**

MASCOUTAH PLANNING COMMISSION
Ken Zacharski, Chairman

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

DECEMBER 17, 2014

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

PUBLIC HEARING – 7:00PM

PC 14-07 –REZONING OF 12.4 ACRES LOCATED ON THE EAST SIDE OF SOUTH 10TH STREET, NORTH OF THE FORMER L & N RAILROAD LINE FROM GC, GENERAL COMMERCIAL, TO RS-8, SINGLE-FAMILY RESIDENTIAL.

Lisa Koerkenmeier gave an overview and history of the proposed rezoning. The request is to rezone 12.4 acres of property from GC, General Commercial, to RS-8, Single-Family Residential, to accommodate the Brickyard Community residential development. The Final Plat for the development was reviewed by the Planning Commission and recommended for approval, and the City Council approved the Final Plat in May 2013. The Final Plat consists of 175 lots to be developed in two or three phases. The development includes two sections; the Homes at Brickyard (134 single-family units) and Brickyard Lake Estates (41 single-family units). Phase I improvements are under construction; primarily water, sanitary sewer and storm water detention. Street construction will occur next spring.

Lee asked if there is a hurry to rezone this property. Koerkenmeier stated the rezoning should have been approved prior to the final plat approval, but apparently there was some confusion among the developer and staff that the rezoning had been completed several years ago when the subdivision was originally proposed. Phase one which has been platted and improvements initiated, is not affected by this rezoning, but phase II & III will be. Lee also made a comment that the developer should have been present for this hearing. Chairman Zacharski agreed.

Koerkenmeier also made the commission aware that 58 notices had been sent to nearby property owners, and no comments were received.

During public comments Phyllis McNeil asked about the phasing of the project and also the traffic on South 6th Street. She also had concerns about DMS work hours at their facility and also traffic issues once the road leading out of the subdivision is constructed.

Phases II and III will begin when the market is there for additional single-family lots.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:24 PM

CALL TO ORDER at 7:25 PM

Chairman Ken Zacharski called the meeting to order.

Attachment C

PRESENT

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

ABSENT - NONE

ALSO PRESENT

Administrative Assistant Melissa Schanz, Assistant City Manager Lisa Koerkenmeier, Code Enforcement Official Danny Schrempp and Councilman Paul Schorr.

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 Thompson, to approve the minutes of the November 19, 2014 Planning Commission Meeting.

THE MOTION BY ROLL CALL

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

PC 14-07 –REZONING OF 12.4 ACRES LOCATED ON THE EAST SIDE OF SOUTH 10TH STREET, NORTH OF THE FORMER L & N RAILROAD LINE FROM GC, GENERAL COMMERCIAL, TO RS-8, SINGLE-FAMILY RESIDENTIAL.

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

MOTION

Thompson moved, seconded by Shelley that the Planning Commission approve the rezoning request for 12.4 acres located east of South 10th Street and north of the former L & N Railroad line, from GC, General Commercial, to RS-8, Single-Family Residential subject to the Findings attached.

THE MOTION BY ROLL CALL

Charles Lee nay, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, and Chairman Ken Zacharski aye
5-ayes, 1-nay

PC 14-08 – AMENDMENTS TO PRAIRIE LAKES PARK MASTER PLAN

Koerkenemeier stated that the Prairie Lake Park Master Plan was adopted by the City Council in June 2008 and amendments are proposed to expand the descriptions of the various project components and to re-estimate project costs. This will allow staff to more efficiently apply for various grants and secure funding sources for park improvements. A draft of the amendments to Prairie Lake Park Master Plan was presented to the Parks and Recreation Committee on October 8, 2014 and approved by the Committee.

There was no further discussion.

MOTION

Lee moved, seconded by Klopmeier that the Planning Commission approve the amendments to the Prairie Lake Park Master Plan.

THE MOTION BY ROLL CALL

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, and Chairman Ken Zacharski aye

6-ayes, 0-nays

WORK SESSION

Planning Commission continued reviewing the existing zoning districts and discussed which uses should be permitted by right, planned use or by conditional use permit.

MISCELLANEOUS

None

ADJOURNMENT

Lee moved, seconded by Thompson, to adjourn at 8:10 p.m.