Mascoutah City Council
July 1, 2019
REGULAR MEETING AGENDA

7:00 pm – City Council Meeting

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**, June 17, 2019 City Council Meeting *(Page 1 to Page 3)*

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. **PC 19-04, Conditional Use Permit, 500 W Main St.** *(Page 4 to Page 16)*

      Description: Council review and approval of a Conditional Use Permit (CUP) for a retail custom embroidery business in an O, Office Zoning District. The project is located at 500 West Main St.

      Recommendation: Council Approval.

   2. **PC 19-05, Rezoning of 1415 McKinley Street from Agricultural (AG) to General Commercial (GC) (first reading)** *(Page 17 to Page 25)*

      Description: Council review and approval of a rezoning request for 1415 McKinley Street from AG, Agricultural, to GC, General Commercial.

      Recommendation: First Reading.

3. **Resolution Authorizing Acceptance of Land Donation.**

(Page 26 to Page 28)

Description: Council approval of resolution authorizing the acceptance of the donation of the property located at W South Street (next to old City Cemetery) to the City of Mascoutah.

Recommendation: Council Approval and Adoption of Resolution.

4. **2019 MFT Oil & Chip Program and Street Maintenance – Bid Award**

(Page 29 to Page 31)

Description: Council approval of bid and authorization for furnishing and applying oil and chip sealing on various streets identified for the 2019 MFT Oil & Chip Program and for furnishing and delivering oil and chip and other materials, for street maintenance.

Recommendation: Council Approval.

B. Council Miscellaneous Items

C. City Manager

9. PUBLIC COMMENTS (3 MINUTES)

10. ADJOURNMENT TO EXECUTIVE SESSION

A. Discussion of Closed Session Meeting Minutes – Section 2(c)(21)
B. Purchase / Lease of Property – Section 2(c)(5)
C. Litigation – Section 2(c)(11)

11. MISCELLANEOUS OR FINAL ACTIONS

12. ADJOURNMENT

POSTED 6/27/19 at 5:00 PM

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

JUNE 17, 2019

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 John Weyant, Pat McMahan, Michael Baker, and Walter Battas.

Absent: None.

Other Staff Present: City Clerk Kari Haas, City Attorney Al Paulson, Police Chief Scott Waldrup, City Engineer Tom Quirk, Fire Chief Joe Zinck, Public Works Director Jesse Carlton, and EMS Supervisor Jeremy Gottschammer.

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

AMEND AGENDA

None.

MINUTES

The minutes of the June 3, 2019 regular City Council meeting were presented and approved as presented.

Motion passed. Passed by unanimous yes voice vote.

PUBLIC COMMENTS

None.

DEPARTMENT REPORTS

Fire Chief Joe Zinck – May 2019 report was provided.

Police Chief Scott Waldrup – May 2019 report was provided.

Finance Coordinator Lynn Weidenbenner – absent – Monthly financials provided.

Public Works Director Jesse Carlton – May 2019 building report was provided. Status report on Public Works Department was provided.

City Engineer Tom Quirk – Status report on public projects was provided.

REPORTS AND COMMUNICATIONS

Mayor
Attended the following meetings and functions: Chamber meeting, volunteered at the Visitor's Center, Spring Fest, Library reading program.

City Council
Weyant – Attended the following meetings and functions: MIA meeting, Huddle House open house, Spring Fest.

McMahan – Attended the following meetings and functions: Spring Fest, MIA meeting, worked in Scheve Park with MIA to place the wood mulch in the playgrounds.

Baker – Nothing to report.

Battas – Nothing to report.

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

COUNCIL BUSINESS

CONSENT CALENDAR (OMNIBUS)

The May 2019 Fund Balance Report and Claims & Salaries Report were provided under the omnibus consideration.

McMahan moved, seconded by Baker, to accept all items under Omnibus consideration.

Motion passed. AYE's – Weyant, McMahan, Baker, Battas, Daugherty. NAY's – none.

STREET CLOSING – FALL FEST

City Clerk presented report for Council consideration of approval and adoption of a resolution to close Main Street (IL 177) on October 19, 2019 for the Fall Fest.

Baker moved, seconded by McMahan, to authorize the closing of Main Street (IL 177) from Second St. to Route 4 on October 19, 2019 from 7 a.m. to 5 p.m. for the annual Fall Fest by adopting Resolution No. 19-20-03.

Motion passed. AYE's – Weyant, McMahan, Baker, Battas, Daugherty. NAY's – none.

COUNCIL – MISCELLANEOUS ITEMS

None.

CITY MANAGER – MISCELLANEOUS ITEMS

None.

PUBLIC COMMENTS

Sandy Wakefield – Introduced herself as the Leu Civic Center Executive Director.

David Weidler – Spoke about the walking trail at Scheve Park that should have been engineered to include a concrete ramp for the service road crossing at the bridge that goes across the trail. Asked to have the loose rock cleaned up on Dere Bere. Stated that someone has drove equipment on the trail behind the Dere Bere neighborhood and dug up asphalt on the trail. Asked if Poplar Street was going to be striped; City Engineer stated that there was no plan to stripe the street.

MISCELLANEOUS OR FINAL ACTIONS

None.

ADJOURNMENT

McMahan moved, seconded by Weyant, to **adjourn at 7:18 p.m.**

Motion passed. Motion passed by unanimous yes voice vote.

Kari D Haas, mmc

Kari D. Haas, City Clerk

CITY OF MASCOUTAH
Staff Report

TO: Mayor & City Council

FROM: Brad Myers, City Manager

SUBJECT: **PC 19-04, Conditional Use Permit, 500 W Main St**

MEETING DATE: July 1, 2019

REQUESTED ACTION:
Council review and approval of a Conditional Use Permit (CUP) for a retail custom embroidery business in an O, Office Zoning District. The project is located at 500 West Main St.

BACKGROUND & STAFF COMMENTS:
The applicant, Haley Jansen, has submitted a Conditional Use Permit (CUP) application to place her retail custom embroidery business, Bird's Eye Embroidery, at 500 West Main St. The applicant has purchased the subject property. The applicant desires to use the existing 1,178 square foot structure for the business. The business has been in Mascoutah for 9 years operating at 1230 West Main St.

DISCUSSION POINTS / ISSUES:
Land Use and Zoning Requirements: Neighboring properties are currently depicted as Residential, Office and General Commercial. The Office Zoning District does not specifically allow retail as a permitted use. This type of retail business would be suitable in the Office Zoning District since it is a less intense retail establishment as described in the project narrative submitted by the applicant.

Utilities: The subject property is served by City of Mascoutah utilities.

Parking Requirements:
The current parking lot has four spaces. Applicant is proposing to add two additional parking spaces for a total of six and extend the existing sidewalk to the new parking lot addition. The building located on the property is 1,178 square feet. In accordance with Sec. 34-9-32, the applicant will be required to have six parking spaces.

> *Sec. 34-9-32 – General parking requirements.*
> (d) Shopping centers designed for retail uses and personal service establishments shall provide five parking spaces per 1,000 square feet of floor area unless the proposed mix of land uses in the shopping center require a higher number in which case the higher number shall be required.

Additionally, in accordance with Sec. 34-9-14 and 34-9-17, the size of the parking spaces shall be a minimum of nine feet wide and shall be marked by durable painted lines.

> *Sec. 34-9-14 – Size of parking spaces.*
> Typical parking spaces in parking lots shall be a minimum of nine feet wide by 19 feet long.

Sec. 34-9-17 – Pavement marking.
All parking spaces shall be marked by durable painted lines at least four inches wide and extending the length of the space or by curbs or other means to indicate individual spaces. Handicapped parking spaces shall be identified through the use of light blue painted lines. Signs or markers located on the surface within the parking facility shall be used as necessary to ensure efficient and safe traffic operation of the facility.

In reviewing parking access, the parking in existence has access from a public road (5th Street) which does require drivers to back directly onto 5th Street. This parking was already in existence and 5th Street is a secondary road with minimal traffic and will not constitute a safety hazard.

Sec. 34-9-7 – Entries and exits.
The number of entrances and exits shall be limited to one entrance and one exit or one combined entrance and exit per 300 linear feet of street frontage unless additional entrances and/or exits are deemed necessary by the planning commission. Except for single-family residential dwellings and duplexes, all parking access shall be designed to prevent the need to back directly onto a public road or right-of-way.

HANDICAPPED PARKING REQUIREMENTS
According to the Americans with Disabilities Act (ADA) the minimum number of accessible parking spaces required depends on the total number of parking spaces in the lot. For a lot that has 1-25 parking spaces, one accessible parking space is required. Therefore, one of the six parking spaces will be required to be accessible.

Sec. 34-9-42 – Handicapped parking spaces.
Handicapped parking spaces shall be a minimum of eight feet in width and each space shall have access to a five-foot wide access aisle.

Public Notice: The CUP process requires a public hearing before the Planning Commission. The public hearing was conducted on June 19, 2019. The legal notice was published and notices were sent to property owners within 250' of the subject property. As of the date of this report, staff has received no objections; staff has received one letter in favor of the CUP; one resident was in attendance at the public hearing in favor of the CUP.

Conditional Use Permit Review: There are several criteria for reviewing CUP applications (listed below). Section 34-13-10 of the Unified Land Development Code lists the criteria for generally evaluating Conditional Use Permit applications as follows:

(a) **Criteria:** Whether the proposed conditional use is consistent with the City's Comprehensive Plan and will not impede normal, orderly development of the neighborhood.
(b) **Criteria:** The compatibility with surrounding uses and compatibility with the surrounding neighborhood, including any substantial impact on property values.
(c) **Criteria:** The comparative size, floor area, mass, and general appearance of the proposed structure in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.
(d) **Criteria:** The amount of traffic movements generated by the proposed use and the relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood in terms of the street's capacity to absorb the additional traffic and any significant increase in hourly or daily traffic levels.

(e) **Criteria:** The added noise level created by activities associated with the proposed use and the impact of the ambient noise level of the surrounding area and neighborhood.
(f) **Criteria:** The impact of night lighting in terms of intensity, duration, and frequency of use as it impacts adjacent properties and in terms of presence in the neighborhood.
(g) **Criteria:** The impact of the landscaping of the proposed use in terms of landscaped area, buffers, and screens.
(h) **Criteria:** The potential for the proposed use to remain in existence for a reasonable period of time and not become vacant or unused. Consideration should also be given to unusual single purpose structures or components of a more temporary nature.
(i) **Criteria:** Whether there are any facilities near the proposed use (such as schools or hospitals) that require special protection.

Staff's response: The proposed conditional use meets the criteria and is compatible with surrounding uses and consistent with good general planning.

Planning Commission: The Planning Commission held a public hearing and recommended approval of this Conditional Use Permit at their June 19, 2019 meeting.

RECOMMENDATION:
Staff recommends approval of a Conditional Use Permit.

MOTION:
I move that the City Council approve the Conditional Use Permit for a retail custom embroidery business in an O, Office Zoning District, located at 500 West Main St., subject to the Findings attached.

Approved By: Brad Myers
Brad Myers
City Manager

Prepared By: Kari D Haas
Kari Haas
City Clerk

Attachments: A – Findings
B – Conditional Use Application
C – Aerial/Parcel Map of Site
D – Location/Zoning Map
E – Public Hearing Notice
F – Planning Commission 6-19-19 Meeting Minutes

FINDINGS FOR APPROVAL – City Council Version

Conditional Use Permit: **DATE:** July 1, 2019
500 West Main St.

***FINDINGS*:** The Mascoutah City Council, pursuant to the applicant's proposed Conditional Use Permit for the property 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 proposed conditional use permit is appropriate, in terms of land patterns in the entire City and its comprehensive plan.
2. The proposed conditional use permit is compatible with surrounding uses and the zoning of nearby property.
3. The land is suitable for the use proposed in the Office Zoning District.
4. The proposed conditional use permit is consistent with good general planning.

Attachment A

Permit Number _____ Issued On _____, 20____
Approved by: _____

City of Mascoutah
CONDITIONAL USE APPLICATION

Application is hereby made this 16th day of May, 2019, for Conditional Use approval for:

Bird's Eye Embroidery
Name of Proposed Development

Located at:

500 W Main St.

in accordance with the drawings and specifications presented herewith.

Haley Jansen
Signature of Applicant

Applicant is: [✓] Property Owner [ ] Lesee [ ] Agent of owner or lesee*

* Note: If applicant is an Agent, the following statement must be signed by the property owner or Lessee.

The undersigned property owner authorizes Applicant to make this application for the premises stated above and further states that he/ she is familiar with the apporpriate portions of the Ordinances of the City of Mascoutah as they may apply to the proposed property changes. Further, the undersigned agrees to assume all costs related to application review of this project, including but not limited to City engineering, legal costs, and/or required studies deemed necessary during the review process.

_____
Property Owner

Property Information

Property Owner: Haley + Andrew Jansen
Address: 500 W Main St.
Lessee: _____
Address: _____
Contractor: _____
Contractor Contact: _____

Application Checklist (Attachments)

✓	Proof of Ownership	✓	Legal Description
✓	Site Plan & Project Narrative	n/a	Architectural Elevations (if applicable)
✓	Application Fee $200.00		Buffered Parcels Report

Attachment B

Version 5/30/06

Haley Jansen, DBA Bird's Eye Embroidery
618-593-0204
500 W Main St
Mascoutah, IL 62258

May 16, 2019

City of Mascoutah
3 W Main St
Mascoutah, IL 62258

Re: Conditional Use Application Site Plan & Project Narrative

Dear Committee and Council Members,

Bird's Eye Embroidery has been in business in Mascoutah for 9 years, providing custom embroidery services for apparel and accessories. We happily serve numerous businesses, schools, and residents in Mascoutah, as well as surrounding towns. We mainly do custom orders and have apparel and accessories for sale; but, other than a small selection of Mascoutah spirit wear items, we do not keep inventory in stock. The majority of business is conducted online and over the phone. During the work week, we average about 4 walk-in customers a day.

On the east side of the house there is a parking lot with 4 spots. We will be using 2 of those spots everyday for our own vehicles, and since we do have customers that drop off and pickup at the shop, we would like to expand the existing parking lot from 4 parking spots to 6 spots. To expand the parking lot, we would add 2 spots on the north side of the existing parking lot. Also, to avoid our customers having to walk on the street, we would like to extend the existing sidewalk from the front door to meet the parking lot. Thus, connecting the sidewalk to the new parking lot addition.

Please see the attachment for an image of this proposed site plan, and please let me know if there are any questions.

Sincerely,

Haley Jansen

Haley Jansen
DBA Bird's Eye Embroidery

Google Maps 2 S 5th St

500 W MAIN ST

Image capture: Oct 2013 © 2019 Google

Mascoutah, Illinois

Google

Street View - Oct 2013

10

St Clair County Parcel Map

'13/2019, 11:55:12 AM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

ajor Highways

20

30

MidAmerica Flight Line

Scott Flight Line

Railroads

Municipalities

ALORTON

BELLEVILLE

BROOKLYN

CAHOKIA

CASEYVILLE

CENTREVILLE

COLLINSVILLE

COLUMBIA

DUPO

EAST CARONDELET

EAST ST LOUIS

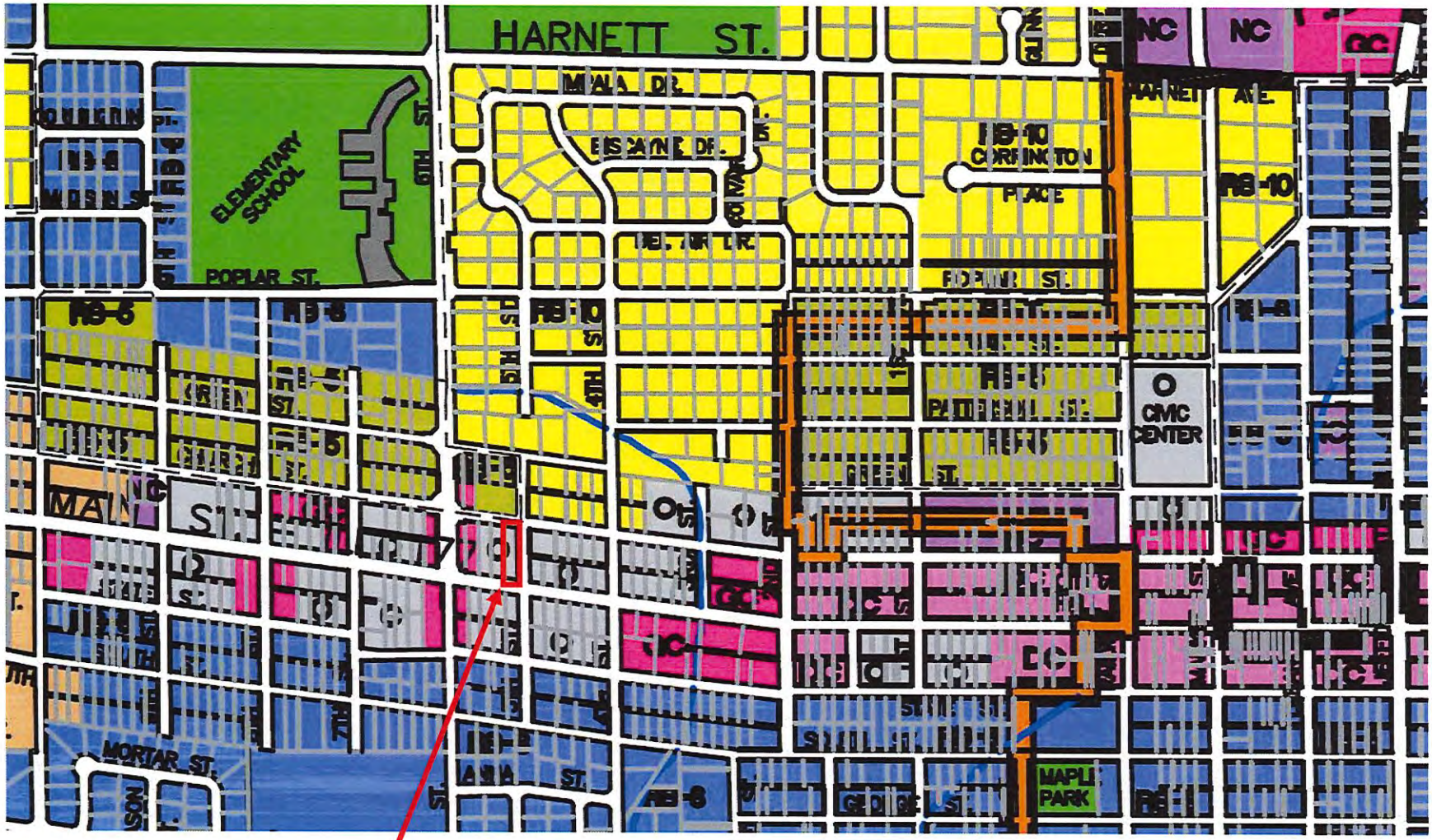
Attachment C

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS community

St Clair County

Esri, HERE, Garmin, NGA, USGS, NI

Land Use / Zoning Map – PC 09-04, Conditional Use Permit, Birds Eye Embroidery



Subject Property – 500 W Main St

Attachment D

CITY OF MASCOUTAH
3 WEST MAIN ST.
MASCOUTAH, IL 62258
(618) 566-2964

NOTICE OF PUBLIC HEARING

The City of Mascoutah Planning Commission will conduct a Public Hearing on ***Wednesday, June 19, 2019,*** 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 consider a Conditional Use Permit (CUP) for a retail custom embroidery business in an O, Office Zoning District. The project is located at 500 West Main Street (also identified as parcels 10-31-0-221-006 & 10-31-0-221-012).

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. 501. Comments in writing may be forwarded to the City Manager's Office, 3 West Main St., Mascoutah, IL 62258.

Posting Date: May 28, 2019

MASCOUTAH PLANNING COMMISSION
Ken Zacharski, Chairman

Attachment E

Public Hearing - CUP

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS

COUNTY OF ST. CLAIR

THIS IS TO CERTIFY, that the notice of which a printed copy is hereto annexed, was published 1 consecutive times in MASCOUTAH HERALD a newspaper of general circulation, published in the city of Mascoutah, in said County and State, by Gregory A. Hoskins, its publisher, and that the and the first insertion was made in the paper published on the 30 day of May A.D., 2019 and the last paper published on the 30 day of May A.D., 2019, and said newspaper was regularly published for six months prior to date of first publication of said notice.

Subscribed and sworn before me, this date

5/30/19

Mascoutah, IL 5/30 A.D. 2019

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Posting Date: May 28, 2019

MASCOUTAH PLANNING COMMISSION Ken Zacharski, Chairman

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

JUNE 19, 2019

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

PUBLIC HEARING – 7:00PM

PC 19-04 – Conditional Use Permit, 500 W Main St.
City Manager Brad Myers presented report and explained that the applicant, Haley Jansen, has submitted a Conditional Use Permit (CUP) application to place her retail custom embroidery business, Bird's Eye Embroidery, at 500 West Main St. City Manager stated that the applicant has purchased the subject property and desires to use the existing 1,178 square foot structure for the business. The business has been in Mascoutah for 9 years operating at 1230 West Main St.

Haley Jansen was present and spoke briefly to the Commission about her business. She said that they were putting in the appropriate parking spots with a handicap accessible spot along with a sidewalk to the parking lot.

Dave Redding a neighbor did state that he is glad they were moving in and it will be nice to have someone permanently back in that location.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:09 PM

PUBLIC HEARING – 7:10PM

PC 19-05 – Rezoning of 1415 McKinley Street
City Manager Brad Myers presented report and explained that the subject property has been owned and operated as Roemer Topf LLC, a German restaurant, since 2008. The property was converted from a golf course clubhouse to the restaurant and at that time it should have been rezoned from AG to GC since AG District does not allow for commercial development.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:11 PM

CALL TO ORDER at 7:12 PM
Chairman Ken Zacharski called the meeting to order.

PRESENT
Commission members Jack Klopmeyer, Glenn Shelley, Bruce Jung, Jim Connor, Karen Wobbe and Chairman Ken Zacharski were present.

ABSENT – Rich Thompson.

ALSO PRESENT
City Manager Brad Myers and Executive Assistant Melissa Schanz.

Attachment F

ESTABLISHMENT OF A QUORUM
A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT
There were no public comments.

AMEND AGENDA
There was no need to amend Agenda.

MINUTES
Klopmeyer moved, seconded by Jung, to approve the minutes of the May 15, 2019 Planning Commission Meeting as amended.

THE MOTION BY ROLL CALL
Jack Klopmeyer aye, Glenn Shelley aye, Bruce Jung aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.
6-ayes, 0-nays

PC 19-04 – Conditional Use Permit, 500 W Main St.
Discussion was held during the Public Hearing Process. Please see Public Hearing section of these minutes for details.

MOTION:
Klopmeyer moved, seconded by Jung, that the Planning Commission recommend approval to the Council of the Conditional Use Permit for a retail custom embroidery business in an O, Office Zoning District located at 500 West Main St., subject to the Findings attached.

THE MOTION BY ROLL CALL
Jack Klopmeyer aye, Glenn Shelley aye, Bruce Jung aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.
7-ayes, 0-nays

PC 19-05 – Rezoning of 1415 McKinley Street
Discussion was held during the Public Hearing Process. Please see Public Hearing section of these minutes for details.

MOTION:
Conner moved, seconded by Jung, that the Planning Commission recommend approval to the City Council of the rezoning request for 1415 McKinley Street from AG, Agricultural, to GC, General Commercial, subject to the Findings attached.

THE MOTION BY ROLL CALL
Jack Klopmeyer aye, Glenn Shelley aye, Bruce Jung aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.
7-ayes, 0-nays

MISCELLANEOUS – None

ADJOURNMENT
Jung moved, seconded by Connor, to adjourn at 7:15p.m. All were in favor.

DRAFT

CITY OF MASCOUTAH
Staff Report

TO: Mayor & City Council

FROM: Brad Myers, City Manager

SUBJECT: **PC 19-05 – Rezoning of 1415 McKinley Street from Agricultural (AG) to General Commercial (GC) (first reading)**

MEETING DATE: July 1, 2019

REQUESTED ACTION:
Council review and approval of a rezoning request for 1415 McKinley Street from AG, Agricultural, to GC, General Commercial.

BACKGROUND & STAFF COMMENTS:
The subject property has been owned and operated as Roemer Topf LLC, a German restaurant, since 2008. The property was converted from a golf course clubhouse to the restaurant at that time and should have been rezoned since the AG District does not allow for commercial development.

DISCUSSION POINTS / ISSUES:
Land Use and Zoning Requirements: Neighboring properties are currently depicted as Residential, Multi-Family, Agricultural, and General Commercial.

Utilities: The subject property is served City of Mascoutah utilities.

Traffic/Parking: There have been no traffic issues since this business has been operating. The current parking is sufficient for the use of the property.

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 property owners within 250' of the subject property. As of the date of this report, staff has received no objections or comments to the rezoning request.

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.

Planning Commission: The Planning Commission held a public hearing and recommended approval of this rezoning request at their June 19, 2019 meeting.

RECOMMENDATION:
Staff recommends approval of this rezoning request, subject to the Findings attached.

MOTION:
I move that the City Council approve and adopt Ordinance No. 19-___, approving the rezoning request for 1415 McKinley Street from AG, Agricultural, to GC, General Commercial, subject to the Findings attached.

Approved By: Brad Myers
Brad Myers
City Manager

Prepared By: Kari D Haas
Kari Haas
City Clerk

Attachments: A – Findings
B – Location/Zoning Map
C – Aerial/Parcel Map of Site
D – Public Hearing Notice
E – Ordinance

FINDINGS FOR APPROVAL – City Council Version

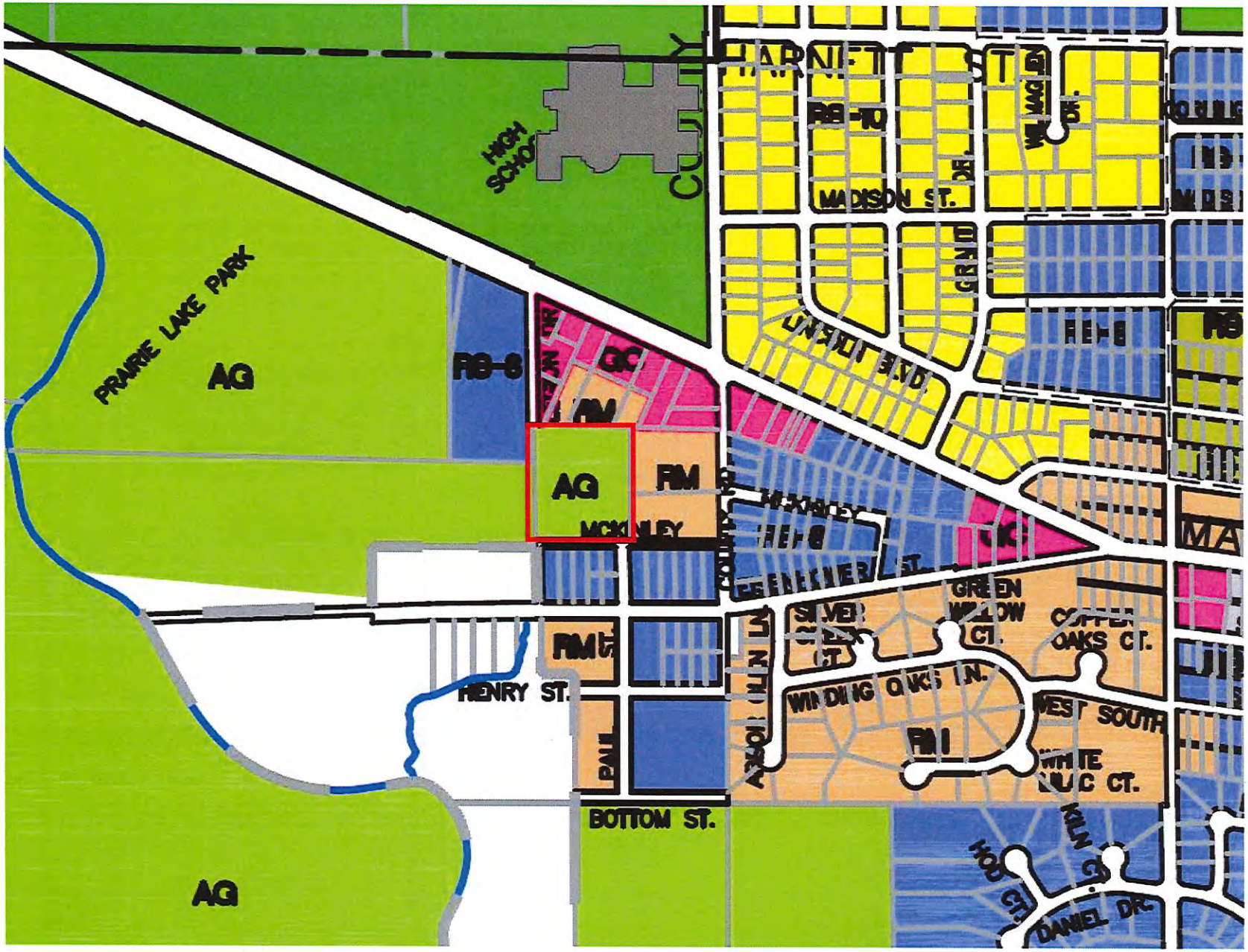
ZONE CHANGE: **DATE:** July 15, 2019
1415 McKinley Street

***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 proposed zone change of the site is appropriate, in terms of land patterns in the entire City and the City's Zoning Code requirements.
2. The proposed zone change is in accordance with the City's Comprehensive Plan Land Use Map.
3. The rezoning application is consistent with good general planning.
4. The proposed zone change encourages land use compatibility with adjacent uses.
5. The proposed zone change is deemed desirable to promote the general welfare of the City.

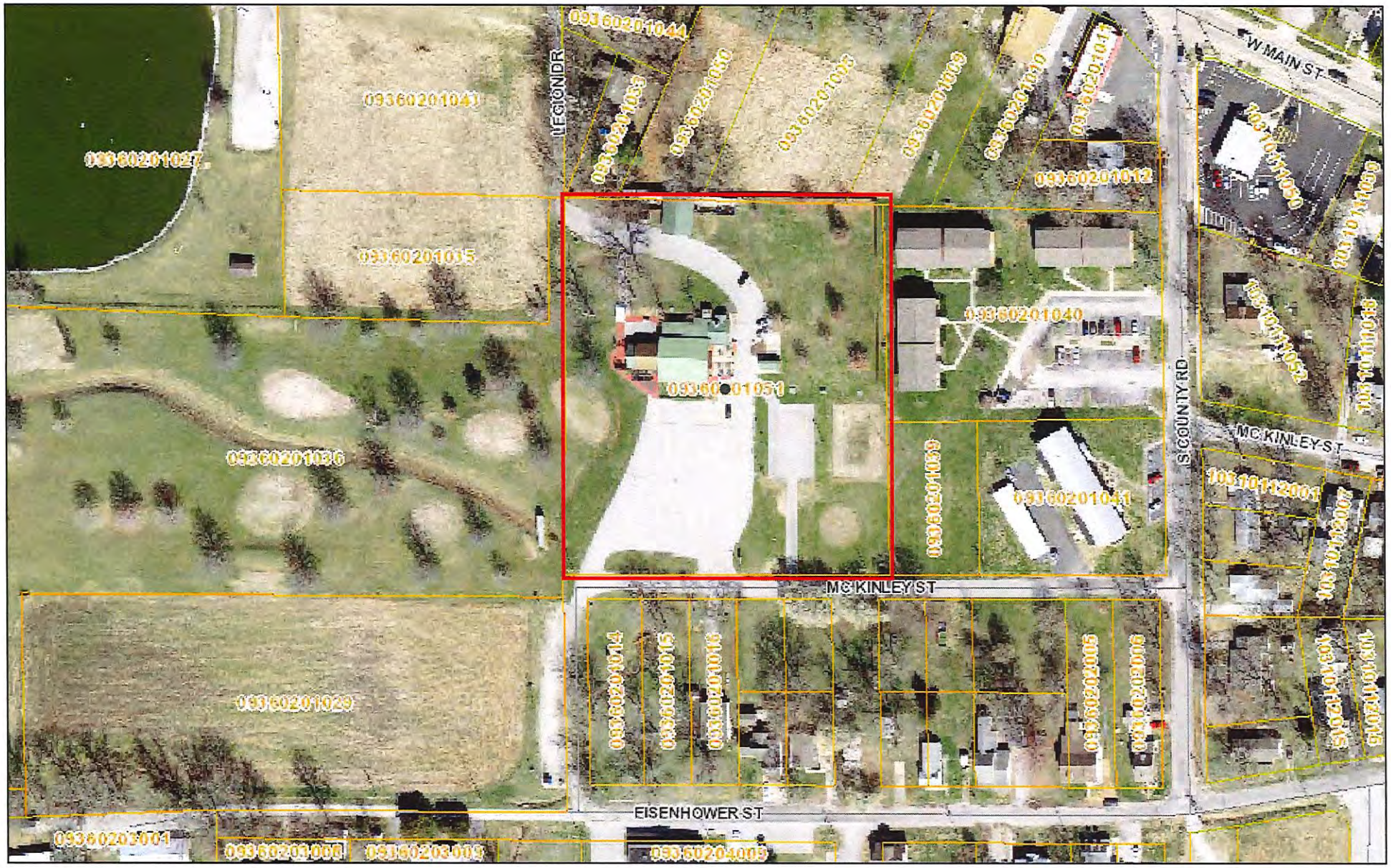
Attachment A

Location / Zoning Map – PC 19-05, 1415 McKinley Rezoning



Attachment B

St Clair County Parcel Map



6/13/2019, 10:46:09 AM

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

Major Highways
20
30

MidAmerica Flight Line
Scott Flight Line

Railroads

Municipalities
ALORTON
BELLEVILLE
BROOKLYN
CAHOKIA
CASEYVILLE
CENTREVILLE
COLLINSVILLE

Attachment C

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user

St Clair County GIS
Esri, HERE, Garmin, NGA, USGS, NPS |

CITY OF MASCOUTAH
3 WEST MAIN ST.
MASCOUTAH, IL 62258
(618) 566-2964

NOTICE OF PUBLIC HEARING

The City of Mascoutah Planning Commission will conduct a Public Hearing on ***Wednesday, June 19, 2019,*** 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 consider rezoning of property located at 1415 McKinley (also identified as parcel 09-36-0-201-051) from AG, Agricultural, to GC, General Commercial.

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. 501. Comments in writing may be forwarded to the City Manager's Office, 3 West Main St., Mascoutah, IL 62258.

Posting Date: May 28, 2019

MASCOUTAH PLANNING COMMISSION
Ken Zacharski, Chairman

Attachment D

F:\MGMT\Project Files\Planning and Zoning\2019\PC 19-05 Rezoning 1415 McKinley\Public Notice, 6-19-19 PC Meeting, rezoning 1415 McKinley.docx

Public Hearing
Rezoning

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS

COUNTY OF ST. CLAIR

THIS IS TO CERTIFY, that the notice of which a printed copy is hereto annexed, was published 1 consecutive times in MASCOUTAH HERALD a newspaper of general circulation, published in the city of Mascoutah, in said County and State, by Gregory A. Hoskins, its publisher, and that the and the first insertion was made in the paper published on the 30 day of May A.D., 2019 and the last paper published on the 30 day of May A.D., 2019, and said newspaper was regularly published for six months prior to date of first publication of said notice.

Subscribed and sworn before me, this date

5/30/19

Mascoutah, IL 5/30 A.D. 2019

NOTICE OF PUBLIC HEARING

The City of Mascoutah Planning Commission will conduct a Public Hearing on Wednesday, June 19, 2019, 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 consider rezoning of property located at 1415 McKinley (also identified as parcel 09-36-0-201-051) from AG, Agricultural, to GC, General Commercial.

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. 501. Comments in writing may be forwarded to the City Manager's Office, 3 West Main St., Mascoutah, IL 62258.

Posting Date: May 28, 2019

MASCOUTAH PLANNING COMMISSION Ken Zacharski, Chairman

Attachment D

ORDINANCE NO. 19-___

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 Agriculture (AG) to General Commercial (GC) for subject property described as:

Permanent Parcel No. 09-36-0-201-051.

commonly known as 1415 McKinley Street, Mascoutah, IL; 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:

Permanent Parcel No. 09-36-0-201-051.

commonly known as 1415 McKinley Street, Mascoutah, IL, as depicted in Exhibit A, from Agriculture (AG) to General Commercial (GC).

SECTION 2: That the Ordinance shall be in full force and effect from after its passage and approval as provided by law.

Attachment E

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 15th day of July, 2019, and deposited and filed in the Office of the City Clerk in said City on that date.

	Aye	Nay	Absent	Abstain
John "Jack" Weyant	___	___	___	___
Pat McMahan	___	___	___	___
Michael Baker	___	___	___	___
Walter Battas	___	___	___	___
Gerald Daugherty	___	___	___	___

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 15th day of July, 2019.

_____
Mayor

ATTEST:

_____
City Clerk
(SEAL)

CITY OF MASCOUTAH
Staff Report

TO: Honorable Mayor & Council

FROM: Brad Myers, City Manager

SUBJECT: **Resolution Authorizing Acceptance of Land Donation**

MEETING DATE: July 1, 2019

REQUESTED ACTION:
Council approval of resolution authorizing the acceptance of the donation of the property located at W South Street (next to old City Cemetery) to the City of Mascoutah.

BACKGROUND & STAFF COMMENTS:
The owner of the property located at W South Street, next to the old City Cemetery desires to donate the property to the City for public use.

RECOMMENDATION:
Council approval of Resolution.

SUGGESTED MOTIONS:
I move that the Council approve Resolution No. 19-20-___, a resolution authorizing the acceptance of the donation of the property located at W South Street, Mascoutah, IL.

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

Approved By: Brad Myers
Brad Myers
City Manager

Attachment: A – Resolution
B – Parcel Map

RESOLUTION NO. 19-20-___

A RESOLUTION OF THE CITY OF MASCOUTAH, ILLINOIS, TO ACCEPT THE DONATION OF THE PROPERTY LOCATED AT W SOUTH ST

WHEREAS, the property owner desires to donate the property located at W South Street to the City of Mascoutah for public use by the City; and

WHEREAS, it is in the best interest of the City of Mascoutah and its residents to accept this donation of property.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MASCOUTAH:

SECTION 1: That the Mayor on behalf of the City and City Council of the City of Mascoutah, Illinois, is authorized to execute any and all documents necessary to accept this donation of land, identified as W South Street, Mascoutah, IL with permanent parcel # 10-31-0-409-038, with legal description attached to this Resolution and marked as Exhibit A and incorporated herein.

SECTION 2: This Resolution shall take affect immediately upon its passage.

Passed and approved by the Mascoutah Mayor and City Council this 1st day of July, 2019.

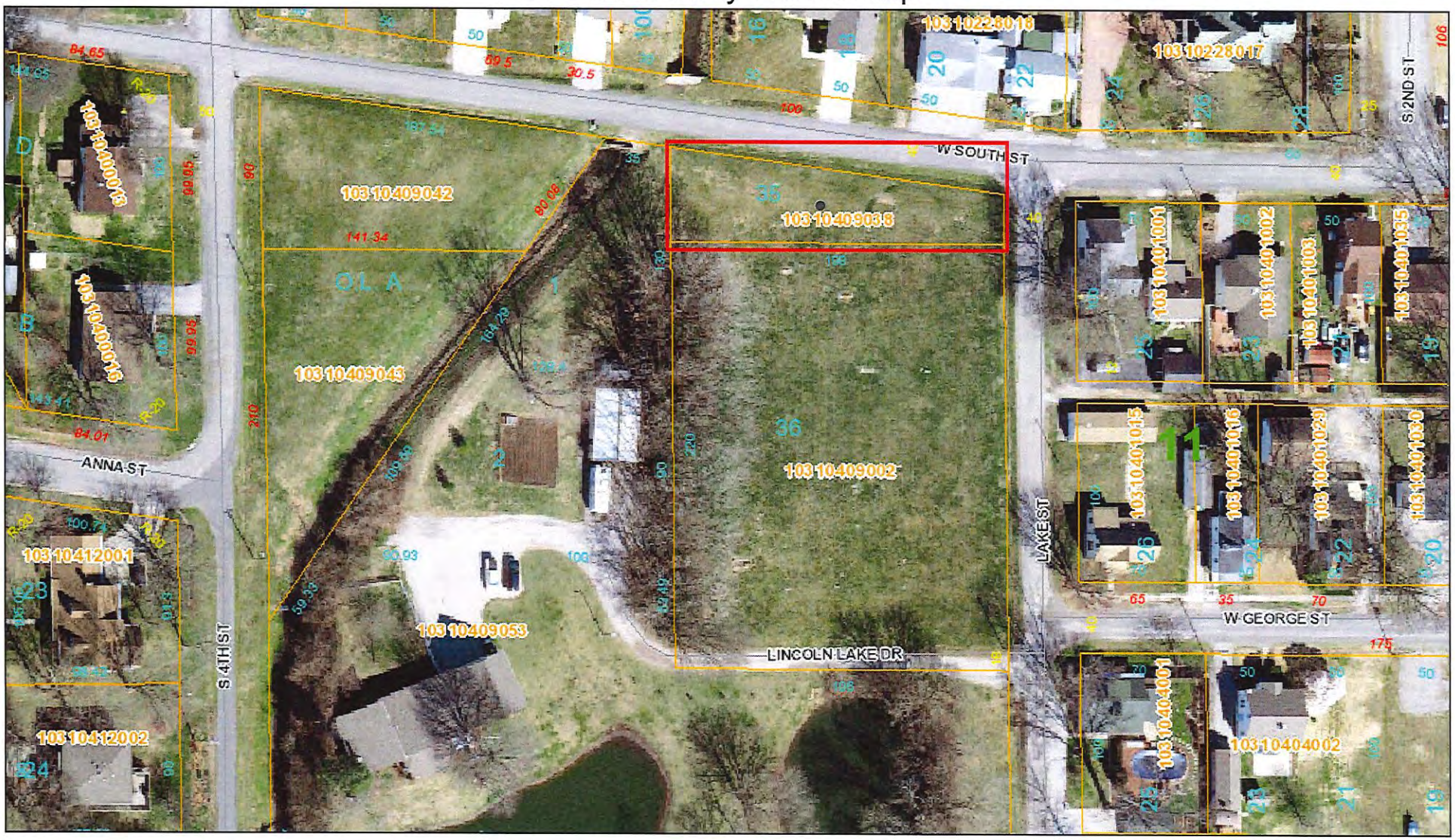
_____
Mayor

ATTEST:

_____
City Clerk
(SEAL)

Attachment A

St Clair County Parcel Map



6/27/2019, 9:41:52 AM

Major Highways
20
30
MidAmerica Flight Line
Scott Flight Line
Railroads
Municipalities
ALORTON
BELLEVILLE
BROOKLYN
CAHOKIA

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

St Clair County GIS

Esri, HERE, Garmin, NGA, USGS, NPS |

Attachment B

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council

FROM: Brad Myers – City Manager

SUBJECT: **2019 MFT Oil & Chip Program and Street Maintenance - Bid Award**

MEETING DATE: July 1, 2019

REQUESTED ACTION:
Approval of bid and authorization for furnishing and applying oil and chip sealing on various streets identified for the *2019 MFT Oil & Chip Program* and for furnishing and delivering oil and chip and other materials, for street maintenance.

BACKGROUND & STAFF COMMENTS:
Bids for furnishing and applying oil and chip sealing on various streets and for furnishing and delivering oil and chip, and other materials, for street maintenance were opened on Tuesday, June 25, 2019. There were four bidders total. JTC Petroleum Company submitted the lone bid for furnishing and applying Bituminous Materials (Seal Coat) HFRS-2 (oil) at $59,893.50. DMS Contracting submitted the lone bid for furnishing and applying Seal Coat Aggregate CA 16 Crystalline Crushed Stone (Trap Rock) chips at $83,385.00. No bids were received for furnishing and delivering slag chips to the City stockpile. Don Anderson Company, Inc. submitted the low bid for furnishing and delivering Bituminous Materials HFE 150 to the City storage tank at $15,542.10. Beelman Logistics, LLC submitted the lone bid for the CA 6 Aggregate at $2,922.00 and FA 6 Slag Sand at $978.75 for a total of $3,900.75. The total low bid cost for oil and chip and other maintenance material amounts to $162,721.35. This amount is within 10% of the City Engineer's estimated budget of $150,775.00. See Attachment A, Bid Tab.

In order to proceed with this work, the City will need to submit the bid to IDOT for approval prior to awarding contracts to these vendors.

FUNDING:
This work will be paid for with city MFT funds.

RECOMMENDATION:
Approval of low bids for furnishing and applying oil and chip sealing on various streets for the *2019 MFT Oil & Chip Program* and for furnishing and delivering oil and chip, and other aggregate materials, for street maintenance, and to award contracts to JTC Petroleum Company of Maryville, IL for $59,893.50, to DMS Contracting, Inc. of Mascoutah for $83,385.00, to Don Anderson Company, Inc. for $15,542.10, and to Beelman Logistics, LLC of East St. Louis, IL for $3,900.75, upon approval by IDOT.

SUGGESTED MOTION:
I move that the Council approve the low bid of $59,893.50 for furnishing and applying oil to City streets to JTC Petroleum Company of Maryville, IL; the low bid of $83,385.00 for furnishing and applying seal coat chips to City streets to DMS Contracting of Mascoutah, IL; the low bid of $15,542.10 for furnishing and delivering oil to the City's storage tank to Don Anderson Company of Hoffman, IL; and the low bid of $3,900.75 for furnishing and delivering aggregate materials to City stockpiles to Beelman Logistics, LLC of East St. Louis, IL for the *2019 MFT Oil & Chip Program,* and street maintenance.

Prepared By: Tom Quirk
City Engineer

Approved By: Brad Myers
City Manager

Attachment: A – Bid Tab

BID TAB

City of Mascoutah
Project: 2019 MFT Program
Date of Bid: Tuesday, June 25, 2019 @ 9:00 am

			Beelman Logistics, LLC 1 Racehorse Drive East St. Louis, IL 62205		Don Anderson 101 S Hickory Hoffman, IL 62250		JTC Petroleum, Co. P.O. Box 997 Maryville, IL 62062		DMS Contracting 10243 Fuesser Road Mascoutah, IL 62258	
Description	Unit	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
GROUP 1.										
Bit. Mat. (Seal Coat) HFRS-2 F & A	Ton	150.0					$399.29	$59,893.50		
GROUP 2.										
Seal Coat Aggregate CA 16 Crystalline Crushed Stone (Trap Rock) F & A	Ton	1530							$54.50	$83,385.00
GROUP 3.										
Bit. Mat. HFE-150 F & D	Ton	35			$444.06	$15,542.10	$478.38	$16,743.30		
GROUP 4.										
CM 13 Slag F & D	Ton	100								
GROUP 5.										
CA 6 F & D	Ton	300	$9.74	$2,922.00						
GROUP 6.										
Slag Sand F & D	Ton	75	$13.05	$978.75						
Bid Bond			$1,000.00 Cashier's Check		$4,000.00 Certified Check		$1,000.00 & $3,000.00 Cashier's Checks		$4,170.00 Check	
App/Training Program Cert			Yes		Yes		Yes		Yes	
Affidavit of IL Business Office			Yes		Yes		Yes		Yes	