Mascoutah City Council
October 7, 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**, September 16, 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-Proclamation
   - **B.** City Council
   - **C.** City Manager
   - **D.** City Attorney
   - **E.** City Clerk

8. **COUNCIL BUSINESS**

   A. Council Items for Action –

   1. **Bid Award – Compact Excavator** *(Page 4 to Page 6)*
      Description: Approval and authorization of state bid for the purchase of a compact excavator along with an 18" bucket and a 24" bucket.

      Recommendation: Council Approval.

   2. **PC 19-10 – Alley Vacation, 1027 West Main St. (first reading)** *(Page 7 to Page 12)*
      Description: Council review and consideration of approval of an alley vacation for 1027 West Main Street.

      Recommendation: First reading.

   3. **PC 19-09 – Plaza 23 LLC Rezoning of Northern 9.072 acres of Parcel # 10-06-0-301-007 from General Commercial to Multiple Family Residential (first reading)** *(Page 13 to Page 25)*

Description: Council review and consideration of approval of a rezoning application for the northern 9.072 acres of Parcel #10-06-0-301-007 from General Commercial (GC) to Multiple Family Residential (RM).

Recommendation: First Reading.

B. Council Miscellaneous Items

- Non – Highway Vehicles
- Cannabis Regulations

C. City Manager

9. PUBLIC COMMENTS (3 MINUTES)

10. ADJOURNMENT TO EXECUTIVE SESSION – NONE

11. MISCELLANEOUS OR FINAL ACTIONS

12. ADJOURNMENT

POSTED 8/29/19 at 5:00 PM

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

SEPTEMBER 16, 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 Melissa Schanz. 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 Manager Brad Myers, Assistant City Manager Kari Haas, City Attorney Al Paulson, Police Chief Scott Waldrup, Public Works Director Jesse Carlton, City Engineer Tom Quirk, Deputy Fire Chief Greg Moll, 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 September 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

Deputy Fire Chief Greg Moll – August 2019 report was provided.

Police Chief Scott Waldrup – August 2019 report was provided.

Finance Coordinator Lynn Weidenbenner – Absent - Monthly financials provided.

Public Works Director Jesse Carlton – August 2019 building report was provided.

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

REPORTS AND COMMUNICATIONS

Mayor

Mayor presented proclamation to members of the Mascoutah Evening Lions proclaiming October 5, 2019 as Lions Candy Day.

Attended the following meetings and functions: Fall Fest 5K meeting, SAFB 375th Community Relations Luncheon with other Mayors, Military Affairs committee meeting, talked to kindergarten/1st/2nd grade students at MES about 9-11, and attended the leu CivicCenter 9-11 ceremony.

City Council

Weyant – Nothing to report.

McMahan – Getting ready for the go-cart races at the park next weekend and the disc golf upgrades are almost complete.

Baker – Nothing to report.

Battas – Nothing to report.

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

COUNCIL BUSINESS

CONSENT CALENDAR (OMNIBUS)

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

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

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

PC 19-08 – REZONING OF 721 WEST MAIN STREET FROM (O) OFFICE TO GENERAL COMMERCIAL (GC) (SECOND READING)

City Manager presented report for Council review and approval of a rezoning request for 721 West Main Street from O, Office, to GC, General Commercial.

Weyant moved, seconded by McMahan, to approve and adopt Ordinance No. 19-14, approving the rezoning request for 721 West Main Street from O, Office, to GC, General Commercial, subject to the Findings attached.

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

CODE CHANGE – IMPOSING A MUNICIPAL CANNABIS RETAILERS' OCCUPATION TAX (SECOND READING)

City Manager presented report for Council approval of an ordinance imposing a municipal cannabis retailers' occupation tax.

McMahan moved, seconded by Baker, to approve and adopt Ordinance No. 19-15, amending the Municipal Code of the City of Mascoutah by the addition of Article IX Chapter 36 Taxation imposing a Municipal Cannabis Retailers' Occupation Tax.

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

COUNCIL – MISCELLANEOUS ITEMS

Councilman Baker feels that a city business should pay the same per kilowatt rate as a resident and has asked city staff to look into why it is different; would like to create an ordinance for parking lot tax; asked staff to look into putting gaming tax into parks and sidewalks.

CITY MANAGER – MISCELLANEOUS ITEMS

City Manager explained that we will most likely see traffic congestion around town this fall with all the street projects going on.

PUBLIC COMMENTS

None.

MISCELLANEOUS OR FINAL ACTIONS

None.

ADJOURNMENT

McMahan moved, seconded by Baker, to **adjourn at 7:24 p.m.**

Motion passed. Motion passed by unanimous yes voice vote.

_____

Melissa A Schanz, City Clerk

CITY OF MASCOUTAH
Staff Report

TO: Honorable Mayor & Council

FROM: Brad Myers – City Manager

SUBJECT: **Bid Award – Compact Excavator**

MEETING DATE: October 7, 2019

REQUESTED ACTION:
Approval and authorization of state bid for the purchase of a compact excavator along with an 18" bucket and a 24" bucket.

BACKGROUND & STAFF COMMENTS:
This purchase is for the Water and Sewer Department and the Electric Department. In the past, they have had to borrow an excavator from other departments within the City.

The City would like to use the state bid from John Deere for this purchase of a Compact Excavator 35G with rubber track, standard arm, heat, air conditioning and an angle blade. Staff would also like to purchase an 18" bucket and a 24" bucket as added attachments.

FUNDING:
This purchase has been budgeted in the 19/20 budget in the Water and Sewer Department and Electric Department accounts.

RECOMMENDATION:
Approval of the state bid for a compact excavator with two bucket attachments.

SUGGESTED MOTION:
I move that the Council approve the state bid for the Compact Excavator 35G with an 18" bucket and 24" bucket attachments to John Deere of Moline, IL in the amount of $45,062.68 and authorize appropriate officials to execute the necessary documents.

Prepared By: Melissa A. Schanz
Melissa A. Schanz
City Clerk

Approved By: Brad Myers
Brad Myers
City Manager

Attachments: A – Bid Specs

JOHN DEERE

JOHN DEERE CONFIDENTIAL

Jesse Carlton
City of Mascoutah
3 West Church Street
Mascoutah IL 62258

September 25, 2019

Quote Number 175374 : Compact Excavator 35G Rock Island County Contract #18-04-00778

All the prices in the detailed sections are Per machine basis.

Machine Configuration

Code	Description	Qty	List Price	Unit Price
0050FF	35G COMPACT EXCAVATOR	1	$51,630.00	$51,630.00
3125	300MM RUBBER TRACK	1	In Base	In Base
4150	SUSPENSION SEAT - CLOTH	1	$373.00	$373.00
7110	4'4" (1.32M) STANDARD ARM	1	In Base	In Base
8185	CAB WITH HEATER & AIR CONDIT	1	$6,121.00	$6,121.00
9555	ANGLE BLADE	1	$2,924.00	$2,924.00
		Total	**$61,048.00**	**$61,048.00**
		Discount (29%)		**$17,703.92**
		Net Price		**$43,344.08**

Attachments

Code	Description	Qty	List Price	Price
BYT10966	18"HEAVY DUTY 2.8 CU.FT. BKT	1	$734.00	$660.60
BYT10964	24"H-DUTY 3.3 CU.FT.BKT (NU)	1	$708.00	$708.00
		Total	**$1,442.00**	**$1,368.60**

Custom Jobs

Code	Description	Qty	Price
SETUP	Dealer Provide Set-up for Field Attachments	1	$350.00
		Total	**$350.00**

Quote Summary - Compact Excavator 35G (per unit)	
Item Description	**Prices**
Machine Net Price	$43,344.08
Attachments	$1,368.60
Custom Jobs	$350.00
Price per Machine	**$45,062.68**

Attachment A

5

Total Net Price (Quantity = 1) **$45,062.68**

Warranty Terms
35G includes Standard Warranty of 12 months.
Full Machine Extended Warranty for 24 months, 2000 hours.

Remarks:
Please note that this quote is valid for 30 days. Purchase cards are accepted -- a 3% transaction fee will be calculated into the PO total for the credit card invoice payment.

Contact Adam Holdt; Phone 309-765-7787; Email HoldtAdamJ@JohnDeere.com - PO must be made out to: John Deere Shared Services, 1515 5th Ave, Moline, IL 61265; DUNS #142124762; Tax ID #36-3387700

CITY OF MASCOUTAH
Staff Report

TO: Mayor and City Council

FROM: Brad Myers, City Manager

SUBJECT: **PC 19-10 – Alley Vacation, 1027 West Main St. (first reading)**

MEETING DATE: October 7, 2019

REQUESTED ACTION:
Council review and consideration of approval of an alley vacation for 1027 West Main Street.

BACKGROUND & STAFF COMMENTS:
The applicants, Clint & Ruth Candler through their realtor Connie Kappert, are purchasing 1027 West Main Street. During the title work for the property purchase it was discovered that there is a 50' long 12' wide alley that runs through the property and through the back of the house. The City has no need for the alley.

DISCUSSION POINTS / ISSUES:
Utilities: There are no City of Mascoutah utilities located within the alley.

Public Notice: A request for an alley vacation 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 not received any opposition.

Planning Commission: The Planning Commission held a public hearing and recommended approval of this rezoning request at their September 18, 2019 meeting.

RECOMMENDATION:
Staff recommends approval of this alley vacation.

MOTION:
I move that the City Council approve and adopt Ordinance No. 19-___, approving the alley vacation for 1027 West Main Street.

Approved By: Brad Myers
Brad Myers
City Manager

Prepared By: Kari Haas
Kari Haas
Assistant City Manager

Attachments: A – Aerial/Parcel Map of Site
B – Public Hearing Notice
C – Ordinance

St Clair County Parcel Map

Attachment A

8/23/2019, 3:37:44 PM

1:564

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

Major Highways
20
30

MidAmerica Flight Line
Scott Flight Line
Railroads

Municipalities
ALORTON
BELLEVILLE
BROOKLYN
CAHOKIA
CASEYVILLE
CENTREVILLE
COLLINSVILLE
COLUMBIA
DUPO

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, September 18, 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 vacation of an alley located at 1027 West Main St (also identified as parcel 10-31-0-110-022).

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 Assistant City Manager's Office, City Hall, (618) 566-2964, ext. 122. Comments in writing may be forwarded to the Assistant City Manager's Office, 3 West Main St., Mascoutah, IL 62258.

Posting Date: August 29, 2019

MASCOUTAH PLANNING COMMISSION
Ken Zacharski, Chairman

Attachment B

F:\MGMT\Project Files\Planning and Zoning\2019\PC 19-10 Alley Vacation 1027 W Main St\Public Notice, 9-18-19 PC Meeting, alley vacation 1027 W Main St.docx

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 29 day of August A.D., 2019 and the last paper published on the 29 day of August 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

8/29/19

Mascoutah, IL 8/29 A.D. 2019

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

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Posting Date: August 29, 2019

MASCOUTAH PLANNING COMMISSION
Ken Zacharski, Chairman

Attachment B

ORDINANCE NO. 19-__

AN ORDINANCE VACATING AN ALLEY AT 1027 WEST MAIN STREET.

WHEREAS, a plat has been recorded in the Office of the Recorder of Deeds of St. Clair County, Illinois, a copy of which is attached to this Ordinance, marked "Exhibit A" and incorporated herein; and

WHEREAS, the City of Mascoutah now desires to vacate an alley at 1027 West Main Street in manner and form as provided by the Statutes of the State of Illinois.

WHEREAS, the easement, which runs east and west on Lot 11, is to be vacated.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MASCOUTAH, IN ST. CLAIR COUNTY, ILLINOIS, THAT MASCOUTAH DOES HEREBY VACATE THE ALLEY OF THE PLAT AS SHOWN IN "EXHIBIT A" AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 1: TO OWNERS OF RECORD –

The 50' long 12' wide alley that runs east and west along lots numbered Eleven (11) and Twelve (12) of "EISENMEYER'S FIRST ADDITION TO THE TOWN (NOW CITY) OF MASCOUTAH"; reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois in Book of Plats "T3" on page 506. Parcel No. 10-31-0-110-022.

SECTION 2: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman _____, seconded by Councilman _____, adopted on the following roll call vote on the 21st day of October, 2019, and deposited and filed in the office of the City Clerk in said City on that date.

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

Attachment C

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 21st day of October, 2019.

_____
Mayor

ATTEST:

_____
City Clerk
(SEAL)

CITY OF MASCOUTAH
Staff Report

TO: Mayor and City Council

FROM: Brad Myers, City Manager

SUBJECT: **PC 19-09 – Plaza 23 LLC Rezoning of Northern 9.072 acres of Parcel # 10-06-0-301-007 from General Commercial to Multiple Family Residential (first reading)**

MEETING DATE: October 7, 2019

REQUESTED ACTION:
Council review and consideration of approval of a rezoning application for the northern 9.072 acres of Parcel #10-06-0-301-007 from General Commercial (GC) to Multiple Family Residential (RM).

BACKGROUND & STAFF COMMENTS:
The applicant, Plaza 23 LLC, desires to rezone the northern 9.072 acres of the parcel from General Commercial to Multiple Family Residential. The applicant desires to build 18 apartment buildings, which would be 144 units (8 per building) with 292 parking spots.

DISCUSSION POINTS / ISSUES:
Land Use and Zoning Requirements: Neighboring properties are depicted as General Commercial on the Land Use Map in the City's Comprehensive Plan.

Utilities: City of Mascoutah utilities are located nearby.

Traffic: Traffic would be affected if the property is rezoned; there would be an increase in vehicular traffic on Hayden Drive, Beller Drive, and State Route 4.

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 not received any opposition.

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 September 18, 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 the northern 9.072 acres of Parcel #10-06-0-301-007 from General Commercial (GC) to Multiple Family Residential (RM), subject to the Findings attached.

Approved By: Brad Myers
Brad Myers
City Manager

Prepared By: Kari D Haas
Kari Haas
Assistant City Manager

Attachments: A – Draft Findings for Approval
B – Location/Zoning Map
C – Aerial/Parcel Map of Site
D – Public Hearing Notice
E – Property/Legal Description
F – Planning Commission September 18, 2019 Meeting Minutes
G – Ordinance
H – Preliminary Layout

DRAFT

FINDINGS FOR APPROVAL – City Council Version

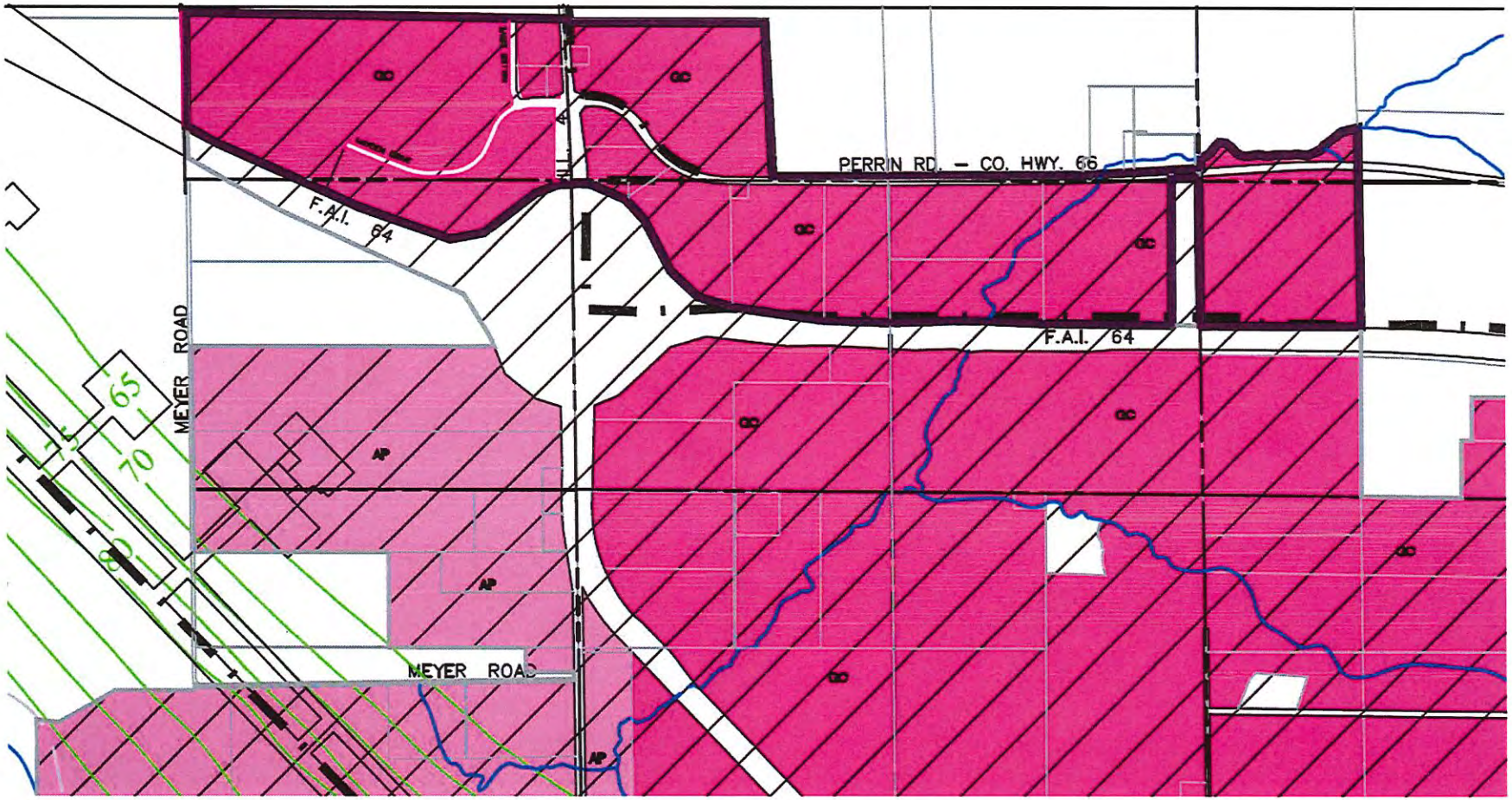
ZONE CHANGE: **DATE:** October 21, 2019

Plaza 23 LLC, northern 9.072 acres of Parcel #10-06-0-301-007

***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 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 B



Location / Zoning Map – Plaza 23 LLC rezoning

St Clair County Parcel Map

Attachment C

8/16/2019, 9:34:12 AM

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

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.19 km

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

St Clair County GIS

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

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

NOTICE OF PUBLIC HEARING

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The purpose of this hearing is to consider rezoning the Northern 9.072 acres of parcel 10-06.0-301-007 from GC, General Commercial to RM, Multi 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. 501. Comments in writing may be forwarded to the City Manager's Office, 3 West Main St., Mascoutah, IL 62258.

Posting Date: August 27, 2019

MASCOUTAH PLANNING COMMISSION
Ken Zacharski, Chairman

Attachment D

F:\MGMT\Project Files\Planning and Zoning\2019\PC 19-09 Rezoning Plaza Apartments Mascoutah\Public Notice, 9-18-19 PC Meeting, rezoning Plaza Apartments.docx

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 29 day of August A.D., 2019 and the last paper published on the 29 day of August 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

8/29/19

Mascoutah, IL 8/29 A.D. 2019

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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: August 27, 2019

MASCOUTAH PLANNING COMMISSION
Ken Zacharski, Chairman

Attachment D

Millennia Professional Services of Illinois, Ltd.

MILLENNIA
PROFESSIONAL SERVICES

11 Executive Drive, Suite 12 · Fairview Heights, Illinois 62208 · (Office) 618.624.8610 · (Fax) 618.624.8610

PROPERTY DESCRIPTION

The Plaza Phase 3 Apartments

Part of South Half of the Southwest Quarter of Section 6, Township 1 North, Range 6 West of the Third Principal Meridian, St. Clair County, Illinois, being more particularly described as follows:

Commencing at a found iron pin at the Northeast corner of Lot 1 of The Plaza, Phase 1, a subdivision recorded in Document A02085026 of the St. Clair County Recorder's Office;
thence along the north line of said Lot 1,said line also being the North line of the South Half of the Southwest Quarter of said Section 6, North 89 degrees 26 minutes 25 seconds West a distance of 430.04 feet to the **Point of Beginning** of the tract herein described, said point being on the west right of way line of Beller Drive;
thence along said west right of way line, South 00 degrees 33 minutes 38 seconds West a distance of 303.18 feet;
thence leaving said west right of way line, North 89 degrees 27 minutes 09 seconds West a distance of 1302.88 feet to a point on the east line of The Plaza, Phase 2 as recorded in Document Number A02247951 of the St. Clair County Recorder's Office;
thence along said east line of The Plaza Phase 2, North 00 degrees 33 minutes 36 seconds East a distance of 303.45 feet to a point on the aforementioned North line of the South Half of the Southwest Quarter of Section 6;
thence along said North line, South 89 degrees 26 minutes 25 seconds East a distance of 1302.88 feet to the **Point of Beginning** of the tract herein described. Said tract contains 9.072 acres, more or less.

Attachment E

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

SEPTEMBER 18, 2019

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

PUBLIC HEARING – 7:00PM

PC 19-09- Plaza 23 LLC Rezoning of Northern 9.072 acres of Parcel # 10-06-0-301-007 from General Commercial (GC) to Multiple Family Residential (RM).
City Manager Brad Myers presented report and explained that the applicant, Plaza 23 LLC would like to rezone 9.072 acres of the northern Parcel#10-06-0-301-007 from GC to RM.

Barry Hayden was present for the meeting and explained how he would like to put 18 apartment buildings on the 9 acres with 292 parking spots. They would all be town homes with brick on the front of them and gas heat.

PUBLIC HEARING ADJOURNED at 7:11 PM

PUBLIC HEARING – 7:12PM

PC 19-10-Alley Vacation, 1027 West Main Street.
City Manager Brad Myers presented report and explained that the applicants, Clint and Ruth Candler through their realtor Connie Kappert, are purchasing 1027 West Main Street and during the title work it was discovered that there is a 50' long 12' wide alley that runs through the property and through the back of the house. The City has no need for this alley.

PUBLIC HEARING ADJOURNED at 7:13 PM

CALL TO ORDER at 7:14 PM
Chairman Ken Zacharski called the meeting to order.

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

ABSENT – Bruce Jung & Rich Thompson.

ALSO PRESENT
City Manager Brad Myers, Assistant City Manager Kari Haas and City Clerk Melissa Schanz.

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

GENERAL PUBLIC COMMENT
None.

AMEND AGENDA - NONE

MINUTES
Wobbe moved, seconded by Klopmeyer, to approve the minutes of the August 21, 2019 Planning Commission Meeting.

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

PC 19-09- Plaza 23 LLC Rezoning of Northern 9.072 acres of Parcel # 10-06-0-301-007 from General Commercial (GC) to Multiple Family Residential (RM).
Discussion was held during the Public Hearing Process. Please see Public Hearing section of these minutes for details.

MOTION:
Connor moved, seconded by Shelley, that the Planning Commission recommend approval of this rezoning request to City Council for the northern 9.072 acres of Parcel # 10-06-0-301-007 from General Commercial (GC) to Multiple Family Residential (RM).

THE MOTION BY ROLL CALL
Jack Klopmeyer aye, Glenn Shelley aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski nay.
4-ayes, 1-nays

PC 19-10-Alley Vacation, 1027 West Main Street.
Discussion was held during the Public Hearing Process. Please see Public Hearing section of these minutes for details.

MOTION:
Klopmeyer moved, seconded by Shelley, that the Planning Commission recommend approval to the City Council of this alley vacation for 1027 West Main Street.

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

MISCELLANEOUS - NONE

ADJOURNMENT
Wobbe moved, seconded by Conner, to adjourn at 7:18p.m. All were in favor.

DRAFT

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 General Commercial (GC) to Multiple Family Residential for subject property described as:

Permanent Parcel No. 10-06-0-301-007, northern 9.072 acres.

commonly known as Plaza 23 LLC, 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. 10-06-0-301-007, northern 9.072 acres.

commonly known as Plaza 23 LLC, Mascoutah, IL, as depicted in Exhibit A, from General Commercial (GC) to Multiple Family Residential (RM).

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

Attachment G

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 21st day of October, 2019, and deposited and filed in the Office of the City Clerk in said City on that date.

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

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 21st day of October, 2019.

_____
Mayor

ATTEST:

_____
City Clerk
(SEAL)