

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

NOVEMBER 18, 2020

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

CALL TO ORDER at 7:05 PM

Chairman Ken Zacharski called the meeting to order.

VIRTUALLY PRESENT

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

ABSENT – Karen Wobbe.

ALSO PRESENT

City Manager Brad Myers, Assistant City Manager Kari Speir and Executive Assistant Julia Biggs.

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT- NONE

AMEND AGENDA – NONE

MINUTES FROM OCTOBER 21, 2020

Klopmeier moved, seconded by Conner, to approve the minutes from the October 21, 2020 Planning Commission Meeting.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Conner aye, Chairman Ken Zacharski aye.

6-ayes, 0-nays

PC 20-03- Conditional Use Permit, 406 East Main Street.

The applicant, Uncle Fester's LLC, has submitted a Conditional Use Permit (CUP) application to have a gaming pub business at 406 East Main Street. The applicant will be renting the space from Better Newspapers (located next door at 410 East Main Street). The Office Zoning District does not allow commercial/retail such as restaurant, bar/tavern, or gaming pub as a permitted use; would be a permitted use in Commercial Zoning District. This business would be considered a commercial/retail use.

Findings for approval are:

1. The proposed conditional use permit is appropriate, in terms of land patterns in the 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.

Conditions for approval state that the Conditional Use Permit shall be granted to Better Newspapers Inc. (owner) for a gaming pub business to be operated by Uncle Fester's LLC (lessee) and is not transferrable to subsequent owners of the property or lessees of the property.

Applicant Heather Cox described the business as gaming pub that will house electronic gaming machines, a bar that will serve beer and wine, and eventually concession style food. A three-bay sink will be constructed along with the bar and the business occupancy will be 10 patrons.

Chairman Zacharski asked if they are selling alcohol, have they obtained their liquor license, which Cox stated they had not as of yet, as they cannot obtain their liquor license until the conditional use permit is approved. Chairman Zacharski asked what their anticipated opening is, which Cox stated if the conditional use permit would be approved, they can then obtain their liquor license, and then apply for their gaming license. With required licensing and inspections, they anticipate two to three months until the can open, which could potentially be February or March.

Thompson asked if there were any concerns from neighbors of the location. Assistant City Manager Speir stated that there has been no opposition from neighbors, and currently there are two other gaming establishments that are projected to open in Mascoutah. Chairman Zacharski asked about the timetable of the other two in regards to their opening. Speir stated that both have their liquor licenses and are now working on their gaming licenses.

Thompson confirmed that the building location is across from Holy Childhood, which Speir said that it is. Thompson asked about neighboring buildings, which Speir stated there is one home to the west and this business shares a building with Better Newspapers.

Jung asked if parking would strictly be street parking or would there be parking in the back. Speir stated there would be some parking in the back, which is where a handicapped parking stall will be placed. Speir said that based on code, the business would require seven parking spots, and the street parking accommodates that number.

City Manager Myers asked if there were any potential issues in regards to the gaming pub's proximity to Holy Childhood Church. Speir said that the gaming pub would have to be 100 feet from the Church's front doors, which the gaming pub would be outside of that requirement.

Jung stated that with two other gaming businesses coming to town and gaming machines at bars, restaurants, and convenience stores in town, it seemed like a high number of machines in Mascoutah. He asked if there is a limit to the number of machines that can be in the City. Speir stated there is not a limit on the number of machines and there have been no issues with the current machines and patrons.

MOTION:

Conner moved, seconded by Thompson, that the Planning Commission recommend approval to the Council of a Conditional Use Permit for a gaming pub business in an Office Zoning District located at 406 East Main Street, subject to the Conditions and Findings attached.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Conner aye, Chairman Ken Zacharski aye.

6-ayes, 0-nays

MISCELLANEOUS – NONE**ADJOURNMENT**

Thompson moved, seconded by Klopmeier to adjourn at 7:18 p.m.

THE MOTION BY ROLL CALL

Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, Jim Conner aye, Chairman Ken Zacharski aye.

6-ayes, 0-nays