

# Mascoutah City Council

August 5, 2019

## REGULAR MEETING AGENDA

### 7:00 pm – City Council Meeting

**1. PRAYER & PLEDGE OF ALLEGIANCE**

**2. CALL TO ORDER**

**3. ROLL CALL**

**4. SWEARING IN** – City Clerk Melissa Schanz by Mayor Daugherty

**5. 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.*

**6. MINUTES**, July 15, 2019 City Council Meeting (Page 1 to Page 4)  
**MINUTES**, July 15, 2019 Executive Session Meeting (confidential, see City Clerk)

**7. PUBLIC COMMENTS (3 minutes)** – opportunity for the public to comment.

**8. REPORTS AND COMMUNICATIONS**

- A. Mayor
- B. City Council
- C. City Manager
- D. City Attorney
- E. City Clerk

**9. COUNCIL BUSINESS**

**A. Council Items for Action –**

**1. Easement Vacation Located in Netal Estates (Second Reading)**  
(Page 5 to Page 9)

Description: Council approval to vacate an easement located in Netal Estates.

Recommendation: Council Approval and Adoption of Ordinance.

**2. PC 19-06, MidAmerica Airport Terminal Modifications**  
(Page 10 to Page 32)

Description: Council review and approval of a Site Plan and Architectural Review for MidAmerica Airport Terminal Modifications located at 9656 Air Terminal Dr.

Recommendation: Council Approval.

**3. PC 19-07 – Rezoning of Property located at South 10<sup>th</sup> St. (first reading)**

(Page 33 to Page 42)

Description: Council consideration of approval of a rezoning application for property located at South 10<sup>th</sup> Street (Parcel #10-31-0-300-007 and #14-0-10-200-002) from Agricultural to General Commercial and RS-10 Single Family Residential.

Recommendation: First Reading.

**4. Resolution of Authorization – Settlement Agreement**

(Page 43 to Page 46)

Description: Council approval of resolution authorizing the execution of settlement agreement.

Recommendation: Council Approval and Adoption of Resolution.

**5. Resolution – Appointment of Authorized IMRF Agent**

(Page 47 to Page 48)

Description: Council approval of resolution for appointment of authorized IMRF agent.

Recommendation: Council Approval and Adoption of Resolution.

**B. Council Miscellaneous Items**

**C. City Manager**

**10. PUBLIC COMMENTS (3 MINUTES)**

**11. ADJOURNMENT TO EXECUTIVE SESSION**

A. Purchase / Lease of Property – Section 2(c)(5)

**12. MISCELLANEOUS OR FINAL ACTIONS**

**13. ADJOURNMENT**

***POSTED 8/2/19 at 5:00 PM***

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

**JULY 15, 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 Manager Brad Myers, City Clerk Kari Haas, City Attorney Al Paulson, Police Chief Scott Waldrup, City Engineer Tom Quirk, Assistant Fire Chief Rob Stookey, Finance Coordinator Lynn Weidenbenner, 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 July 1, 2019 regular City Council meeting were presented and approved as presented. The minutes of the July 1, 2019 Executive Session meeting were presented and approved as presented.

*Motion passed.* Passed by unanimous yes voice vote.

**PUBLIC COMMENTS**

None.

**DEPARTMENT REPORTS**

*Assistant Fire Chief Rob Stookey* – June 2019 report was provided.

*Police Chief Scott Waldrup* – June 2019 report was provided.

*Finance Coordinator Lynn Weidenbenner* – Monthly financials provided.

*Public Works Director Jesse Carlton* – absent – June 2019 building report was provided.

*City Engineer Tom Quirk* – Status report on public projects was provided. Councilman McMahan asked if it was anticipated to have 10<sup>th</sup> Street bid letting this month. City Engineer stated that the bid letting for 10<sup>th</sup> Street should occur before the end of the month.

## **REPORTS AND COMMUNICATIONS**

### *Mayor*

Attended the following meetings and functions: Chamber meeting, July 4<sup>th</sup> festivities, Military Affairs committee meeting, meeting with Horner & Shifrin publicity director.

### *City Council*

Weyant – Attended the following meetings and functions: MIA meeting.

McMahan – Attended the following meetings and functions: MIA meeting, finished putting mulch in at Leu Civic Center and Maple Park.

Baker – Nothing to report.

Battas – Nothing to report.

*City Manager* – July 4<sup>th</sup> festivities, staff meetings, meeting with Lakeside Estates developers, meeting regarding St. Christopher Estates, meeting with Douglas Ave residents.

*City Attorney* – Nothing to report.

*City Clerk* – Nothing to report.

## **COUNCIL BUSINESS**

### **CONSENT CALENDAR (OMNIBUS)**

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

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

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

### **PC 19-05 – REZONING OF 1415 MCKINLEY STREET FROM AGRICULTURAL (AG) TO GENERAL COMMERCIAL (GC) (SECOND READING)**

City Manager presented report for Council consideration of approval of a rezoning request for 1415 McKinley Street from AG, Agricultural, to GC, General Commercial.

Baker moved, seconded by Battas, to approve and adopt Ordinance No. 19-12, approving the rezoning request for 1415 McKinley Street from AG, Agricultural, to GC, General Commercial, subject to the Findings attached.

***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.

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

### **CLOSED SESSION RESOLUTIONS**

City Manager presented report for Council consideration of approval of resolutions regarding the release of closed session meeting minutes and the destruction of closed session tapes.

McMahan moved, seconded by Weyant, to approve and adopt Resolution No. 19-20-05, a Resolution Authorizing the Destruction of Closed Session Tapes and Resolution No. 19-20-06, a Resolution Regarding the Release of Closed Session Minutes.

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

### **STREET CLOSING – LIGHTED CHRISTMAS PARADE**

City Manager presented report for Council consideration of approval and adoption of a resolution to close Main Street (IL 177) on December 6, 2019 for the annual Lighted Christmas Parade.

McMahan moved, seconded by Baker, to authorize the closing of Main Street (IL 177) from Jefferson Street to Second Street on December 6, 2019 from 5 p.m. to 8 p.m. for the annual Lighted Christmas Parade by adopting Resolution No. 19-20-07.

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

### **RESOLUTION OF AUTHORIZATION – EASEMENT AGREEMENT**

City Manager presented report for Council consideration of approval of resolution authorizing the execution of settlement agreement, deed of easement and right-of-way for electrical utilities.

McMahan moved, seconded by Weyant, to approve and adopt Resolution No. 19-20-08, a resolution to authorize the Mayor or City Manager to execute any and all documents to procure settlement agreement, deed of easement and right-of-way for electrical utilities with Robert A. Mueller and Airworld Centre Land Trust in the amount of \$35,000.00 in conjunction with the 138KV Electric Phase II Project.

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

### **EASEMENT VACATION LOCATED IN NETAL ESTATES (FIRST READING)**

City Manager presented report for Council consideration of approval to vacate an easement located in Netal Estates.

First reading. No action required.

### **COUNCIL – MISCELLANEOUS ITEMS**

Councilman Weyant commented on the property he owns on S County Rd and reported that he is in the process of selling the property and cleaning up the property; apologized to the Police Chief and City Manager for any issues this may have caused.

### **CITY MANAGER – MISCELLANEOUS ITEMS**

City Manager commended the City employees for the July 4<sup>th</sup> planning, preparation, event festivities, and clean-up.

### **PUBLIC COMMENTS**

None.

### **ADJOURNMENT TO EXECUTIVE SESSION**

McMahan moved, seconded by Weyant, to adjourn to Executive Session to discuss Personnel – Section 2(c)(1) at 7:21 p.m.

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

### **RETURN TO REGULAR SESSION**

McMahan moved, seconded by Weyant, to return to Regular Session at 7:33 p.m.

*Motion passed.* Motion passed by unanimous yes voice vote.

### **MISCELLANEOUS OR FINAL ACTIONS**

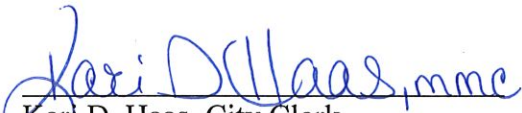
Councilman Battas stated that he has received complaints regarding high weeds at a house on N 6<sup>th</sup> Street.

Council discussed the upcoming Homecoming Parade.

### **ADJOURNMENT**

Baker moved, seconded by Battas, to **adjourn at 7:38 p.m.**

*Motion passed.* Motion passed by unanimous yes voice vote.

  
Karl D. Haas, City Clerk

**CITY OF MASCOUTAH  
Staff Report**

**TO:** Honorable Mayor & Council  
**FROM:** Brad Myers – City Manager  
**SUBJECT:** Easement Vacation Located in Netal Estates (Second Reading)  
**MEETING DATE:** August 5, 2019

**REQUESTED ACTION:**

Council approval to vacate an easement located in Netal Estates.

**BACKGROUND & STAFF COMMENTS:**

This requested vacation runs north and south on lots 4,5, and 6 in Netal Estates.

RGB Surveying, LLC of O'Fallon, IL has a developer interested in the property but is requesting the vacation before purchase.

**FUNDING:**

There is no cost involved.

**RECOMMENDATION:**

Staff recommends approval of this easement vacation.

**SUGGESTED MOTION:**

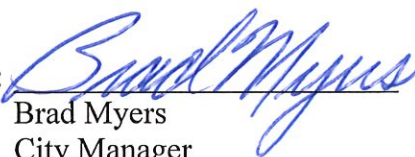
I move that the City Council adopt Ordinance 19-\_\_, approving this easement vacation located in Netal Estates.

Prepared By:



Melissa A Schanz  
Deputy City Clerk

Approved By:



Brad Myers  
City Manager

Attachments: A – Easement Vacation Plat  
B – Aerial Map  
C – Ordinance

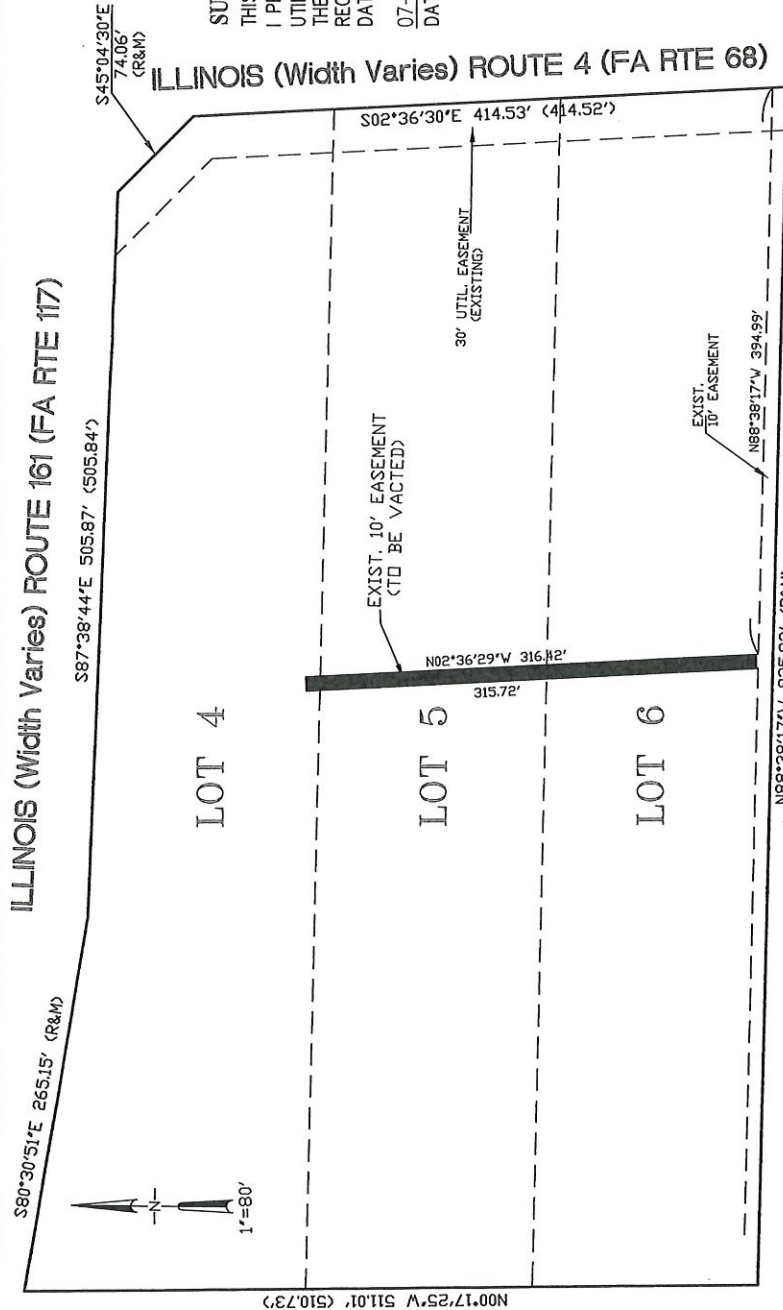


**EASEMENT VACATION PLAT**  
 LOTS 4, 5, and 6 in "NETAL ESTATES"  
 AS RECORDED IN PLAT BOOK "85" ON PAGE 11  
 BEING PART of the NW 1/4 of SEC. 20  
 T.1 NORTH, R.6 WEST of the THIRD P. M.,  
 CITY OF MASCOUTAH, ST. CLAIR COUNTY, IL.  
 SURVEYOR'S STATEMENT

**SURVEYOR'S STATEMENT**  
THIS IS TO CERTIFY THAT WHILE IN THE EMPLOY OF MASCOUTAH HOLDINGS, LLC, I PERFORMED AN UTILITY EASEMENT VACATION SURVEY OF AN EXISTING 10' UTILITY EASEMENT AS SHOWN ON THE PLAT OF "NETAL ESTATES". THE RESULTS OF SAID SURVEY ARE SHOWN HEREON AND ARE FROM RECORD INFORMATION AND AN ACTUAL SURVEY ON THE GROUND DATED 6-06-2019.

DATE: 07-01-2019

*Ronald G. Bright*  
RONALD G. BRIGHT, PLS  
PLS NO. 035-003157  
LICENSE EXPIRES 11-30-20



**FRONTIER COMMUNICATIONS EASEMENT VACATION APPROVAL.**  
AT&T, THE OWNERS OF THE TELEPHONE UTILITY RIGHTS OF AN EXISTING 10' UTILITY EASEMENT AS SHOWN HATCHED (SEE ABOVE) ON THE PLAT OF "NETAL ESTATES", DO HEREBY VACATE ALL AT&T'S RIGHTS TO THE USE OF SAID 10' EASEMENT.

1. THE ONLY PART OF THE EASEMENT TO BE VACATED IS THAT PART SHOWN HATCHED ON THIS PLAT. THE REST OF THE EASEMENTS ARE TO REMAIN INTACT.
2. NO GAS AVAILABLE TO SITE

AUTHORIZED AGENT FOR FRONTIER COMMUNICATIONS

THE DULY ELECTED COUNCIL OF THE CITY OF MASCOUTAH, ILLINOIS, THE OWNERS OF THE ELECTRIC, WATER, AND SEWER UTILITY RIGHTS OF AN EXISTING 10' UTILITY EASEMENT AS SHOWN HATCHED (SEE ABOVE) ON THE PLAT OF "NETAL ESTATES", DO HEREBY VACATE ALL THE CITY'S RIGHTS TO THE USE OF SAID 10' EASEMENT.

IN \_\_\_\_\_, THE DAY AND YEAR LAST ABOVE WRITTEN.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE  
AS A FREE ACT AND DEED.  
PERSON(S) DESCRIBED HEREIN AND WHO ACKNOWLEDGED AND EXECUTED THE FOREGOING INSTRUMENT  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_, BEFORE ME APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE  
COUNTY OF \_\_\_\_\_, STATE OF \_\_\_\_\_.

MAYOR

CITY CLERK

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES



07-01-2019

**RGB SURVEYING, LLC**  
105 E. ADAMS STREET  
OFALLON, ILLINOIS 62209  
(618) 624-8024 PHONE/FAX  
(618) 741-3931 CELL

[illegible]EASEMENT  
VACATION  
PLAT

17ms	1-1
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# St Clair County Parcel Map



7/11/2019, 9:37:37 AM

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

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 |

Attachment B

**ORDINANCE NO. 19-\_\_**

**AN ORDINANCE VACATING AN EASEMENT IN NETAL ESTATES.**

**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 easement in Netal Estates in manner and form as provided by the Statutes of the State of Illinois.

**WHEREAS**, the easement, which runs north and south on Lots 4, 5 & 6, 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 THAT PORTION OF THE PLAT AS SHOWN IN "EXHIBIT A" AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**SECTION 1: NETAL ESTATES –**

A tract of land being part of the NW ¼ of Sec. 20 T.1 North, R.6 West of the Third P.M, City of Mascoutah, St. Clair County, IL as recorded in Plat Book 85 on page 11.

**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 5<sup>th</sup> day of August, 2019, 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>
John Weyant	___	___	___
Pat McMahan	___	___	___
Michael Baker	___	___	___
Walter Battas	___	___	___
Gerald Daugherty	___	___	___

**APPROVED** by the Mayor of the City of Mascoutah, Illinois, this 5<sup>th</sup> day of August, 2019.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk  
(SEAL)



**CITY OF MASCOUTAH  
Staff Report**

**TO:** Mayor and City Council

**FROM:** Brad Myers, City Manager

**SUBJECT:** PC 19-06, MidAmerica Airport Terminal Modifications

**MEETING DATE:** August 5, 2019

**REQUESTED ACTION:**

Council review and approval of a Site Plan and Architectural Review for MidAmerica Airport Terminal Modifications located at 9656 Air Terminal Dr.

**BACKGROUND & STAFF COMMENTS:**

MidAmerica St. Louis Airport and its Passenger Terminal opened in 1997.

The Passenger Terminal was originally designed and constructed to serve two air carrier aircraft with second level boarding bridges (jetways) and two at-grade (first floor) commuter aircraft. BLV is served by Allegiant Airlines who provides service to nine city pairs in Florida, South Carolina, Nevada and Arizona. There are no commuter aircraft passenger flights to BLV. Numerous times throughout the year, there are three Allegiant flights at the terminal gates. Since the three aircraft exceed the number of boarding bridges, the third aircraft is served by a portable boarding ramp.

In the last few years, BLV has seen significant growth in air passengers

Passenger Growth 2015-2018	
Year	Total Passengers*
2015	65,000
2016	160,000
2017	224,000
2018	304,000

The airport is on pace for a 20-percent increase in traffic in 2019, according to airport officials. And is set to reach its highest number of monthly passengers on record in July, with roughly 46,000 passengers expected to use the airport. That's roughly 3,000 more than in June.

In accordance with Section 34-13-11, of the City Code, a major site plan shall be required for any development that is adding more than 5,000 sq. ft. of new impermeable surface to a site. The site plan requires review of the Planning Commission and approval by the City Council. The purpose of the site plan review procedure is to enable the city to consider potential impacts



upon the area in the vicinity of the property, consistency with good planning practice, and to ensure high standards of site and building design for the general welfare of the city and its residents.

The City's Electric Foreman, Water & Sewer Foreman, Public Works Director, and the City Engineer approve of these plans.

#### **DISCUSSION POINTS / ISSUES:**

**Public Notice:** Planning Commission Public Hearings require public notice. The legal notice for the public hearing was published 7/3/19 in the Mascoutah Herald, posted at City Hall, posted on the City's website, and on the City's marquee sign. Notices were also mailed to adjacent property owners that are within 250' of this proposed location.

**Land Use and Zoning Requirements:** The property is designated as Airport.

**Parking Requirements:** This Site Plan only reconfigures employee parking lot and loading dock. The existing parking lot was just seal coated and will last for many years.

**Access/Circulation:** The property and this plan shows all existing access and traffic flow to remain the same.

#### **Utilities:**

This Site Plan requires review by the City of Mascoutah Engineer, Water & Sewer Foreman, and the Electric Foreman.

**Water:** The current terminal is serviced by city water and will not require additional lines.

**Sanitary Sewer:** The sanitary sewer was installed years ago through an agreement with the City of Mascoutah and MidAmerica Airport.

**Storm Drainage:** Storm drainage will be accommodated by the existing airport infrastructure.

**Electric and Natural Gas:** Electric and natural gas will be provided by Ameren.

#### **Architectural/Design Review:**

**Code Requirements:** Article XI, Architectural Review of the Zoning Code, provides design standards intended as guidance only. It applies to all new construction in the O, NC, DC, GC, LI, GI and AP Zoning Districts.

**REVIEW AND APPROVAL CRITERIA:** Section 34-13-12(b)(2)(c) of the City Code addresses site plan and architectural review by the Planning Commission. The Commission may recommend approval, disapproval, or approval with conditions. This section lists the following criteria for evaluating site plan applications:

- The site plan's consistency with good planning practices.
- The site plan's compatibility with adjacent developments and uses.
- The site plan's effect on the health, safety, morals and general welfare of the community.
- The site plan's likely effects on vehicular or pedestrian traffic, fire hazards, fire, police and utility services, municipal expenditures, surface water drainage facilities and environmental aspects.

**Planning Commission:** The Planning Commission held their public hearing and recommended approval of this site plan and architectural review at their July 17, 2019 meeting.

**RECOMMENDATION:**

Staff recommends approval of this Site Plan and Architectural Review.

**SUGGESTED MOTION:**

I move that the City Council approve the Site Plan and Architectural Review for MidAmerica St. Louis Airport Passenger Terminal Modifications located at 9656 Air Terminal Dr.

Prepared By: Kari Haas  
Kari Haas  
Assistant City Manager

Approved By: Brad Myers  
Brad Myers  
City Manager

Attachments: A - Site Plan Application  
B - Map / Information  
C - Public Notice  
D – Planning Commission Meeting Minutes, July 17, 2019

Permit Number \_\_\_\_\_  
Approved by: \_\_\_\_\_

Issued On \_\_\_\_\_, 20\_\_\_\_

**City of Mascoutah**  
**SITE PLAN APPLICATION / Architectural Review**  
and Development Review

Application is hereby made this 5th day of JUNE, 2019, for a site plan approval for:

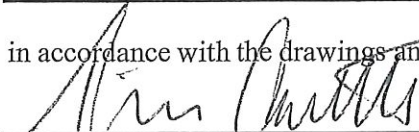
MldAmerica St. Louis Airport Terminal Modifications

Name of Proposed Development

Located at:

9656 Air Terminal Drive, Mascoutah, IL 62258

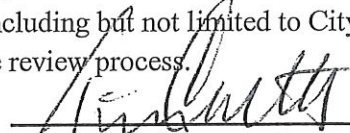
in accordance with the drawings and specifications presented herewith.

  
\_\_\_\_\_  
Signature of Applicant

Applicant is:    ☐ Property Owner            ☐ Lessee            ☒ Agent of owner or lesee\*

\* Note: If applicant is an Agent, the property owner must sign the following statement.

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 appropriate 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**

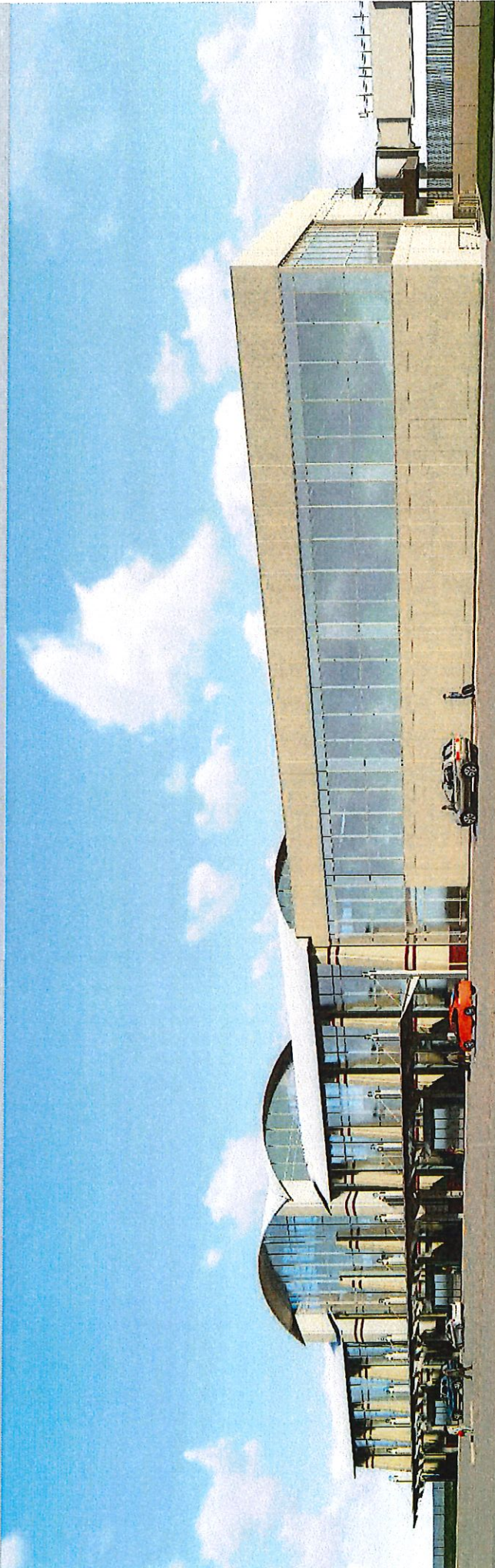
Property Owner: St. Clair County  
Address: 10 County Square, Belleville, IL 62220  
Lessee: \_\_\_\_\_  
Address: \_\_\_\_\_  
Contractor: Holland Construction Services  
Contractor Contact: Steve Teipe

**Application Checklist (Attachments)**

<input checked="" type="checkbox"/>	Proof of Ownership
<input checked="" type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Parcel Map or Boundary Survey

<input checked="" type="checkbox"/>	Application Fee \$200.00
<input checked="" type="checkbox"/>	Architectural Elevations (if applicable)
<input checked="" type="checkbox"/>	6 Full Size Set Copies and pdf





**MIDAMERICA ST. LOUIS AIRPORT (BLV)**  
**PASSENGER TERMINAL MODIFICATIONS PROGRAM**  
**MASCOUTAH, ILLINOIS**





## **MIDAMERICA ST. LOUIS AIRPORT (BLV)**

### **PASSENGER TERMINAL MODIFICATIONS PROGRAM**

#### **MASCOUTAH, ILLINOIS**

MidAmerica St. Louis Airport and its Passenger Terminal opened in 1997.

The Passenger Terminal was originally designed and constructed to serve two air carrier aircraft with second level boarding bridges (jetways) and two at-grade (first floor) commuter aircraft.

BLV is served by Allegiant Airlines who provides service to nine city pairs in Florida, South Carolina, Nevada and Arizona. There are no commuter aircraft passenger flights to BLV.

Numerous times throughout the year, there are three Allegiant flights at the terminal gates. Since the three aircraft exceed the number of boarding bridges, the third aircraft is served by a portable boarding ramp.





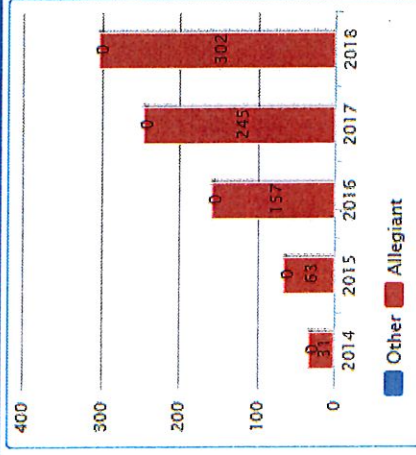
## Bureau of Transportation Statistics

### Belleville, IL: Scott AFB/MidAmerica (BLV)

Scheduled Services except Freight/Mail

BTS Data as of 3/15/2019

#### Total Passengers (U.S. Flights, in thousands)



\* Before October 2002, only carriers operating aircraft with more than 60 seats or 18,000 pounds in payload reported traffic data.

\*\* 2018 represents data for January - December 2018.

In the last three years, BLV has seen significant growth in air passengers

- CY 2015 - 32,589 enplanements (63,000 total passengers)
- CY 2016 - 79,988 enplanements (157,000 total passengers)
- CY 2017 - 123,841 enplanements (245,000 total passengers)
- CY 2018 Estimates - 153,000 enplanements (Airport estimate) (306,000 total passengers)

#### Top 10 Illinois Airports (per Enplanements – January 2018 – December 2018)

Locid	City	Airport Name	S/L	Hub	2017 Rank	State Rank DOT (Jan 2017 - Dec 2018)	Enp DOT (Jan 2017 - Dec 2018)	Allegiant Total Passengers (Jan 2017 - Dec 2018)	Rank DOT (Jan 2017 - Dec 2018)
ORD	Chicago	Chicago O'Hare International	P	L	3	1	33,143,000	0	2
MDW	Chicago	Chicago Midway International	P	L	27	2	10,261,000	0	26
MLI	Moline	Quad City International	P	N	150	3	353,000	139,000	150
PIA	Peoria	General Downing - Peoria International	P	N	156	4	326,000	207,000	156
BMI	Bloomington -Normal Airport	Central IL Regional Airport at Bloomington-Normal	P	N	192	5	177,000	65,980	187
BLV	Belleville	Scott AFB/MidAmerica	P	N	212	6	152,000	302,000	195
CMI	Savoy	University of Illinois-Willard	P	N	229	7	107,000	0	222
RFD	Rockford	Chicago/Rockford International	P	N	220	8	101,000	201,000	226
SPI	Springfield	Abraham Lincoln Capital	P	N	237	9	74,000	36,960	247
MWA	Marion	Williamson County Regional	P	N	390	10	10,000	0	379



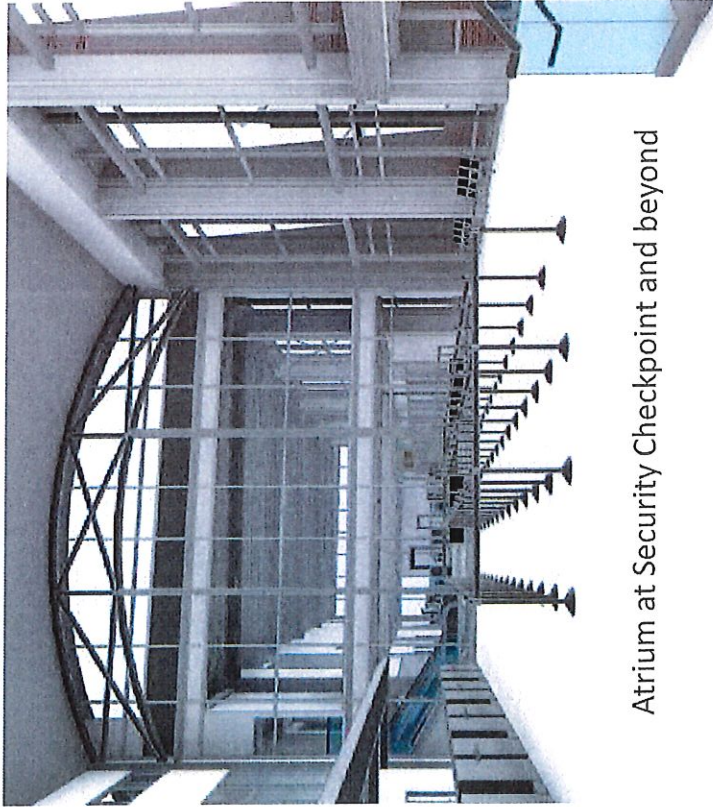
- **First Floor**

- Relocation of the TSA Security Screening area to the first floor. This will allow the security screening area to be compliant with standard TSA design criteria.
- Relocation of the Explosives Detection System (EDS) from the lobby to behind the ticketing area for greater security.
- Expanded seating in the lobby to enhance the passenger experience.
- Expanded outbound baggage.
- Relocation and consolidation of TSA support space (offices, etc)
- New loading dock and service corridor.





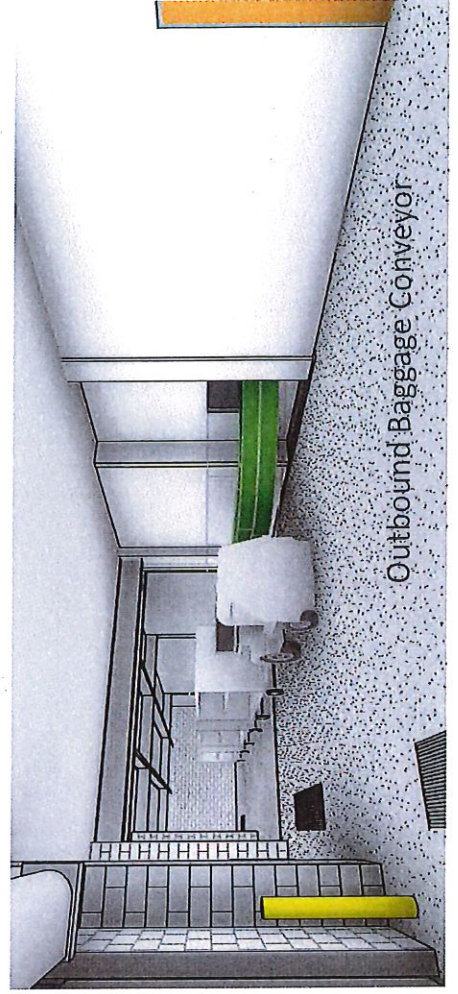
## Architect's Rendering of Terminal Modifications – Level 1



Atrium at Security Checkpoint and beyond



TSA Security Checkpoint



Outbound Baggage Conveyor



- **Second Floor**

- Installation/Enhancement of four air carrier second level passenger boarding bridges.
- Relocation of the Concessions area to provide compliant TSA screening area and additional passenger hold room area for Gate 3.
- Expanded passenger hold room area for Gates 1 and 4.
- Provide additional levels of egress from the second floor in the event of an emergency.
- Installation of Family/Mother's Rooms and Service Animal Relief Area.

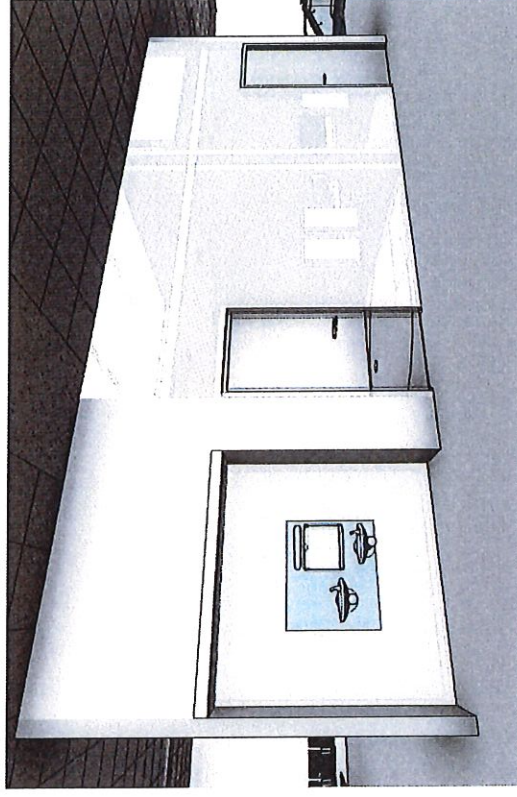




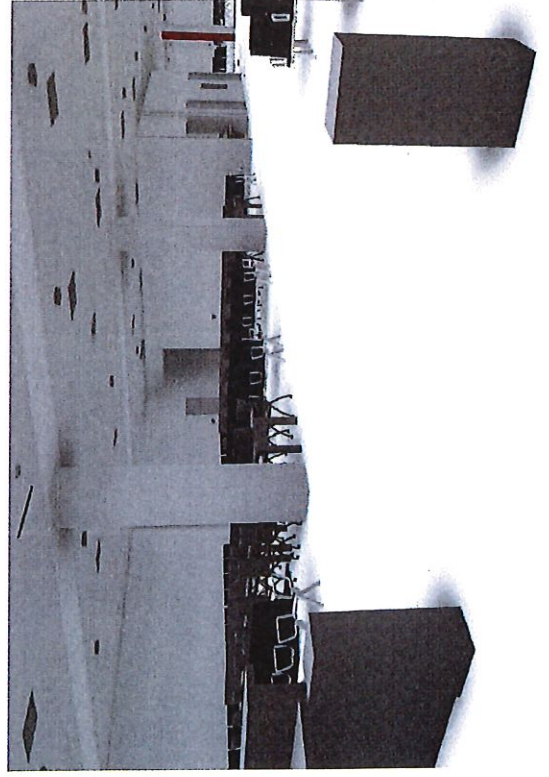
## Architect's Rendering of Terminal Modifications – Level 2



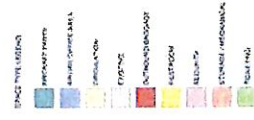
Holdroom Additions



Family-Assist, SARA





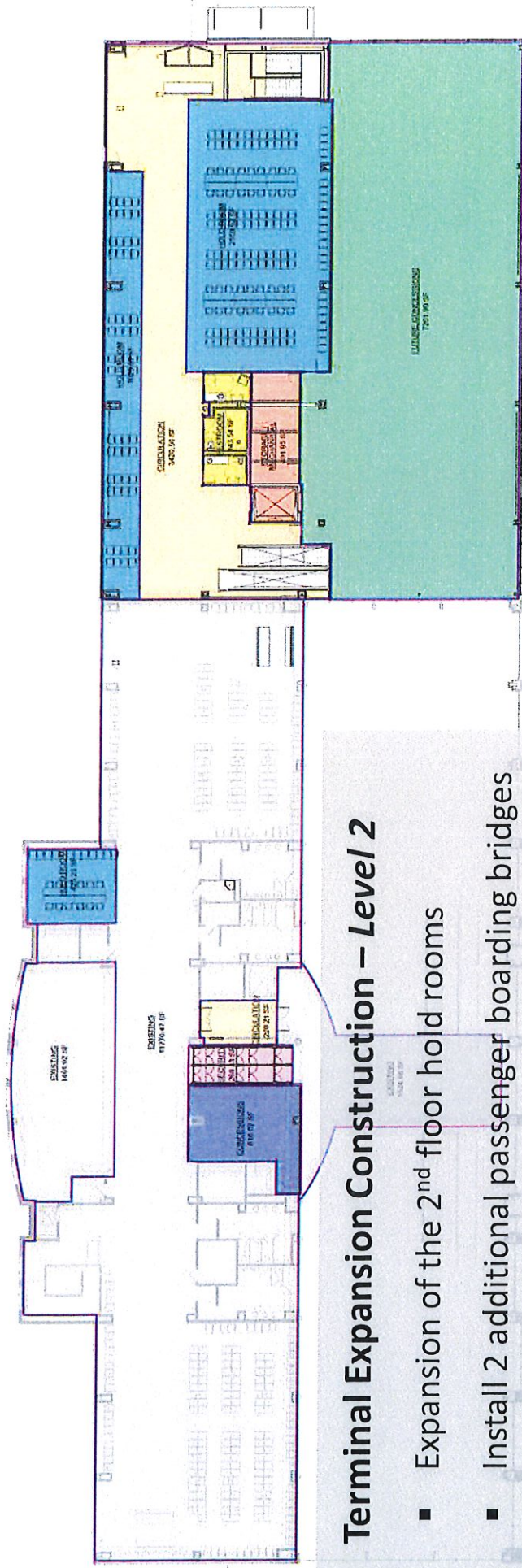


Time	Temperature	Pressure	Flow Rate	Concentration	Yield	Purity
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0.10	25.00	1.00	1.00	1.00	1.00	1.00
0.20	25.00	1.00	1.00	1.00	1.00	1.00
0.30	25.00	1.00	1.00	1.00	1.00	1.00
0.40	25.00	1.00	1.00	1.00	1.00	1.00
0.50	25.00	1.00	1.00	1.00	1.00	1.00
0.60	25.00	1.00	1.00	1.00	1.00	1.00
0.70	25.00	1.00	1.00	1.00	1.00	1.00
0.80	25.00	1.00	1.00	1.00	1.00	1.00
0.90	25.00	1.00	1.00	1.00	1.00	1.00
1.00	25.00	1.00	1.00	1.00	1.00	1.00
1.10	25.00	1.00	1.00	1.00	1.00	1.00
1.20	25.00	1.00	1.00	1.00	1.00	1.00
1.30	25.00	1.00	1.00	1.00	1.00	1.00
1.40	25.00	1.00	1.00	1.00	1.00	1.00
1.50	25.00	1.00	1.00	1.00	1.00	1.00
1.60	25.00	1.00	1.00	1.00	1.00	1.00
1.70	25.00	1.00	1.00	1.00	1.00	1.00
1.80	25.00	1.00	1.00	1.00	1.00	1.00
1.90	25.00	1.00	1.00	1.00	1.00	1.00
2.00	25.00	1.00	1.00	1.00	1.00	1.00
2.10	25.00	1.00	1.00	1.00	1.00	1.00
2.20	25.00	1.00	1.00	1.00	1.00	1.00
2.30	25.00	1.00	1.00	1.00	1.00	1.00
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2.70	25.00	1.00	1.00	1.00	1.00	1.00
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2.90	25.00	1.00	1.00	1.00	1.00	1.00
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4.90	25.00	1.00	1.00	1.00	1.00	1.00
5.00	25.00	1.00	1.00	1.00	1.00	1.00
5.10	25.00	1.00	1.00	1.00	1.00	1.00

- Relocation of TSA to 1<sup>st</sup> Floor

- Relocation of EDS to behind the Ticket Counter
- Expansion of outbound baggage area





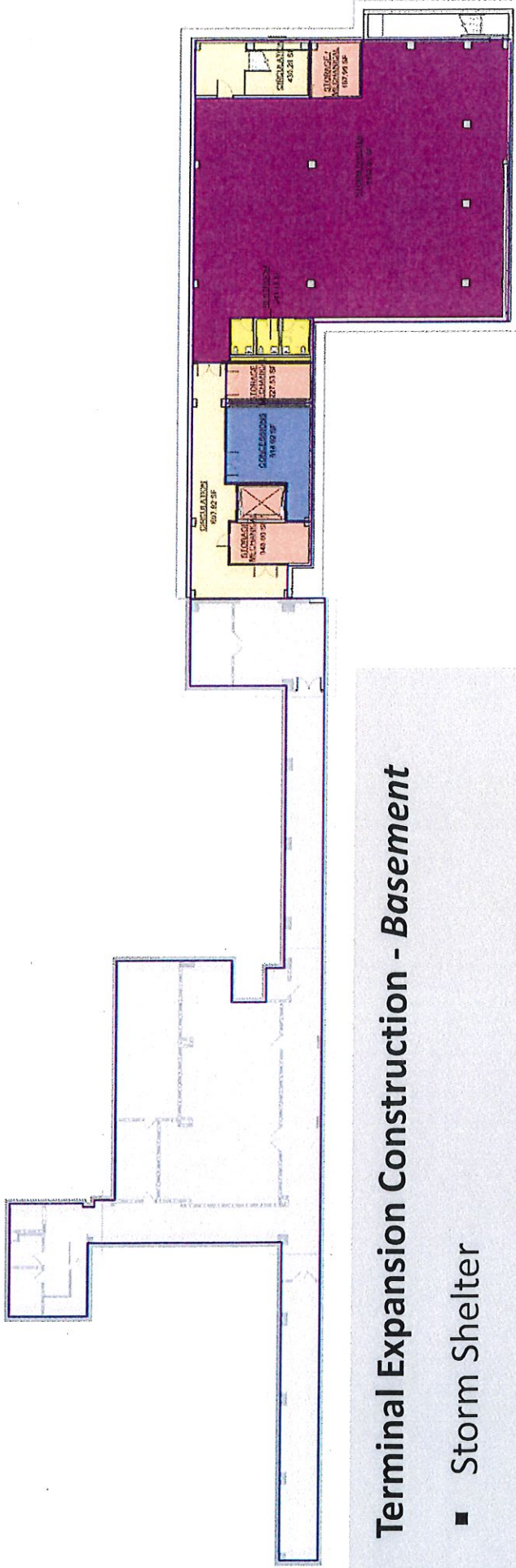
## Terminal Expansion Construction – Level 2

- Expansion of the 2<sup>nd</sup> floor hold rooms
- Install 2 additional passenger boarding bridges
- Relocation of the Concessions area
- Relocate/Re-designate Gate 3
- Install 2<sup>nd</sup> Floor Family/Mother's Rooms
- Install 2<sup>nd</sup> Floor Service Animal Relief Area
- Reconfigure TSA Exit Lanes

Terminal Modifications

P2





**SPACE TYPE LEGEND**

SPACE TYPE	AREA (SF)	PERCENTAGE
CIRCULATION	107.82	1.1%
CONCESSIONS	114.69	1.2%
STORAGE	533.46	5.8%
STORM SHELTER	114.69	1.2%
<b>TOTAL</b>	<b>870.66</b>	<b>9.3%</b>

Room Name	Area (SF)	Percentage
CIRCULATION	107.82	1.1%
CONCESSIONS	114.69	1.2%
STORAGE	533.46	5.8%
STORM SHELTER	114.69	1.2%
<b>TOTAL</b>	<b>870.66</b>	<b>9.3%</b>

## Terminal Expansion Construction - Basement

- Storm Shelter
- Concessions Storage

Terminal Modifications

P0

AREA DIAGRAM LEVEL 00

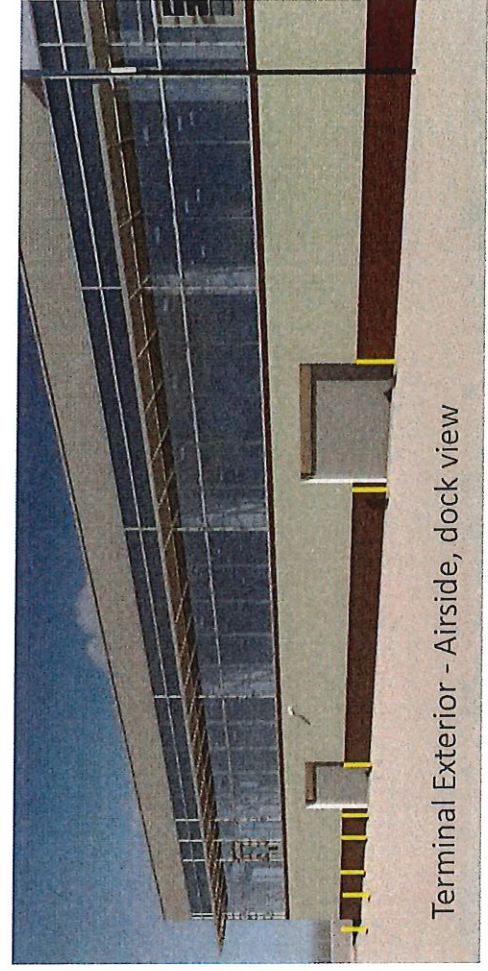
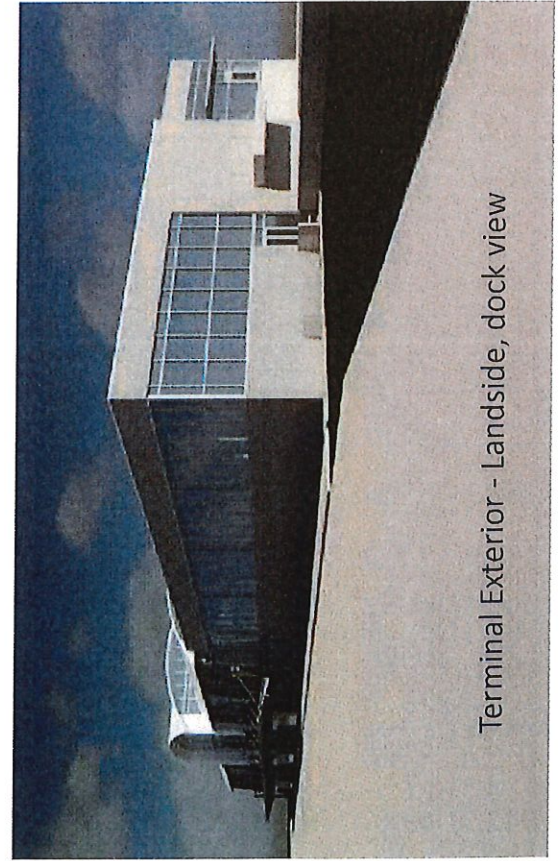
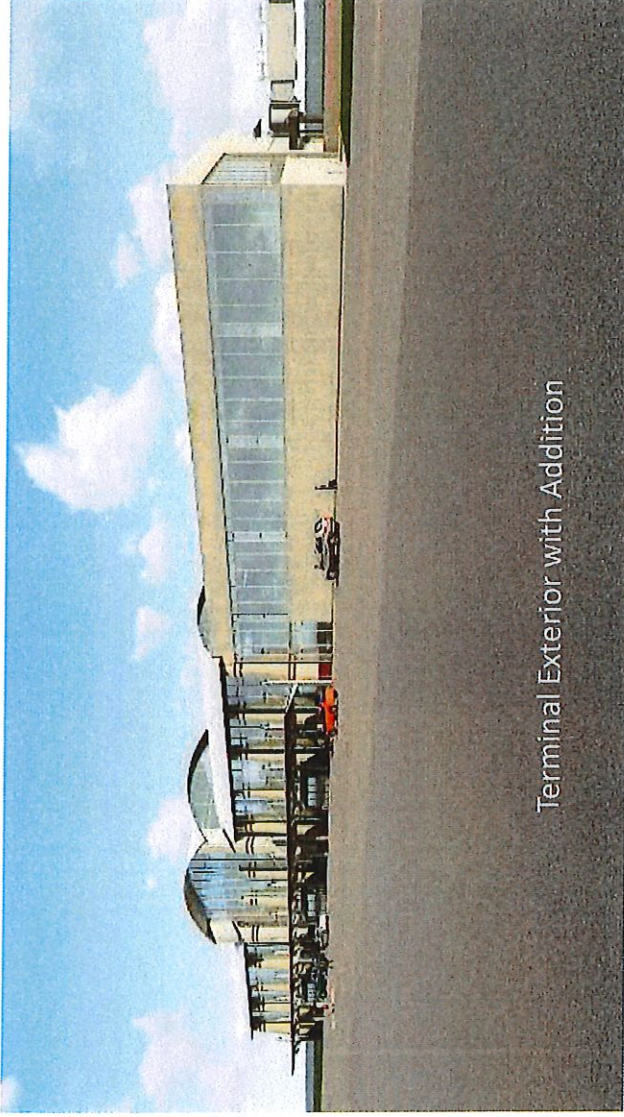
3/32" = 1'-0"

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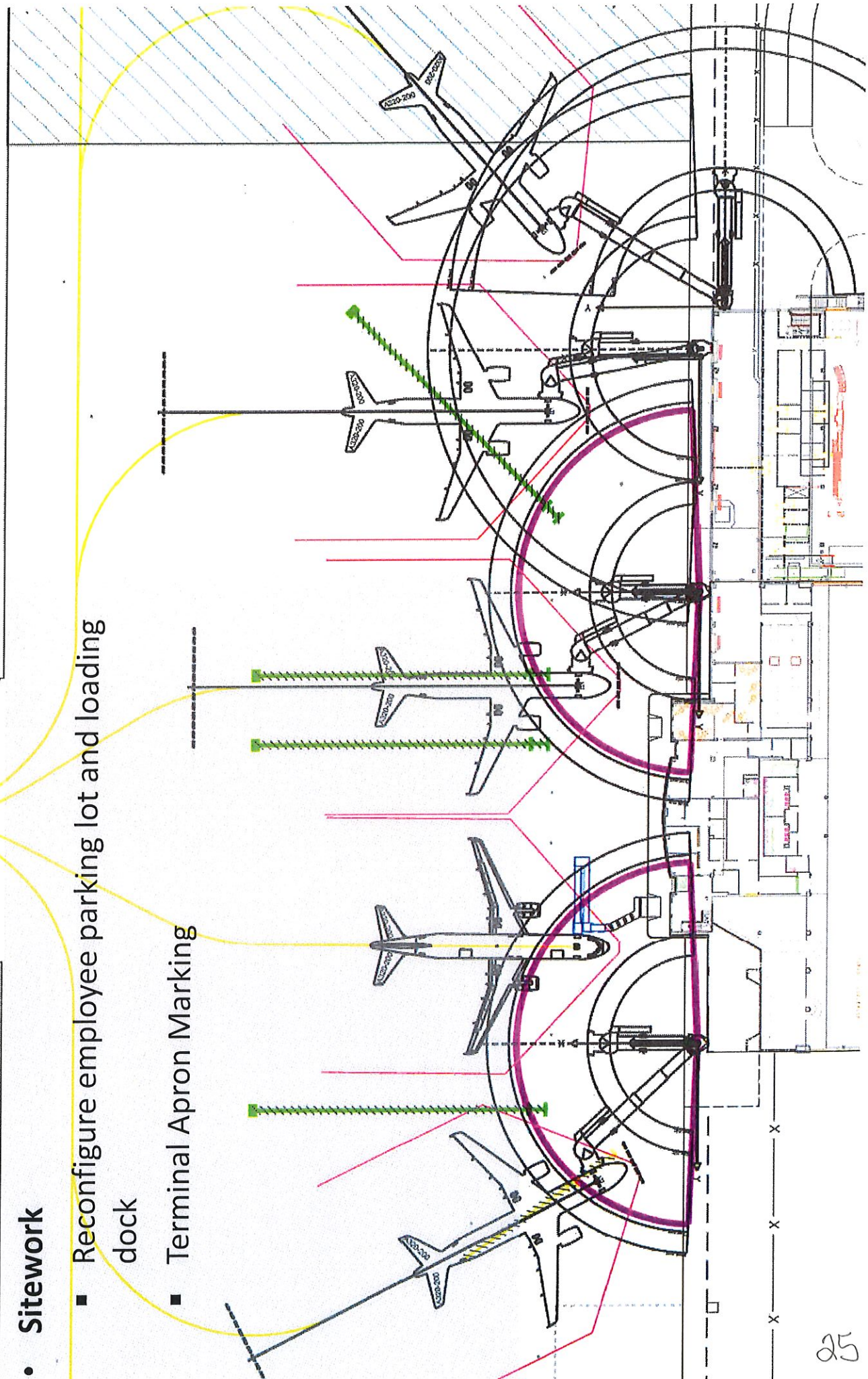




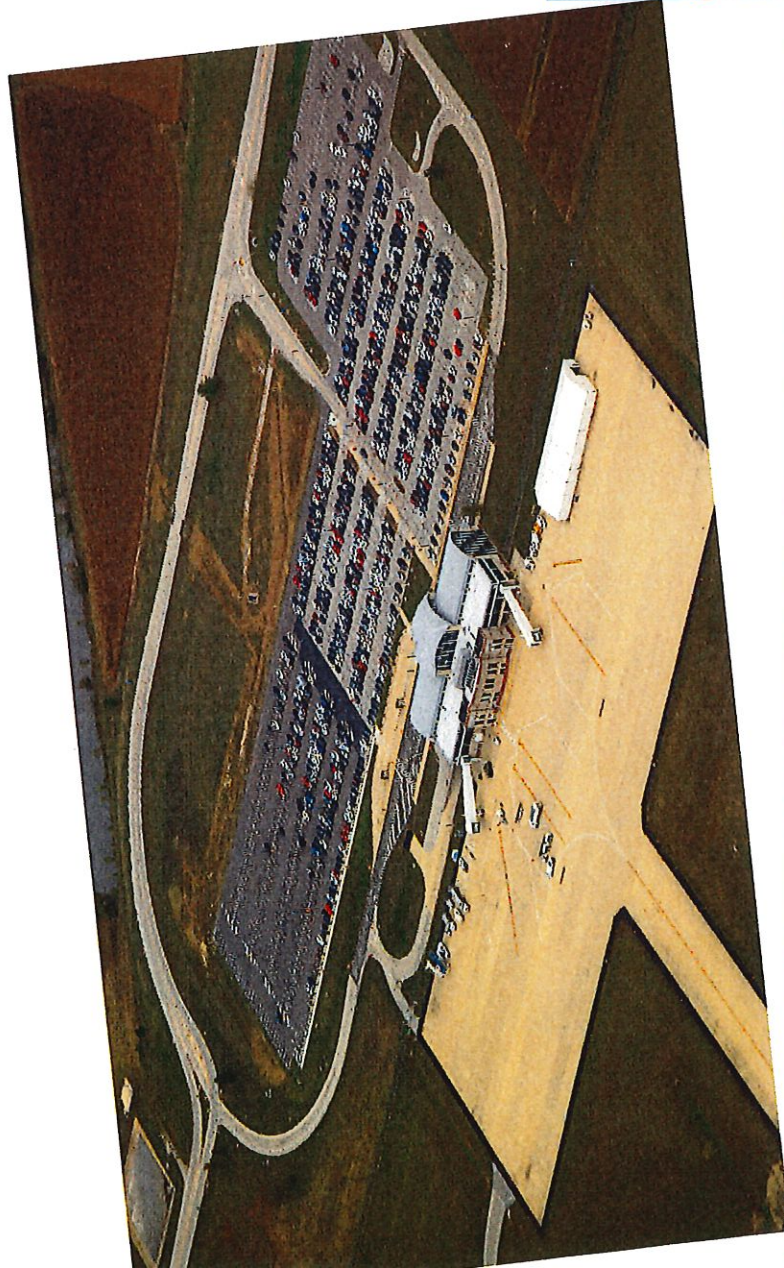


• Sitework


- Reconfigure employee parking lot and loading dock
- Terminal Apron Marking








**Airport of the Year**



**2018**



Primary Airport

**MIDAMERICA ST. LOUIS AIRPORT**  
Mascoutah, Illinois

*James A. Thompson*  
Mayor, Mascoutah, Illinois

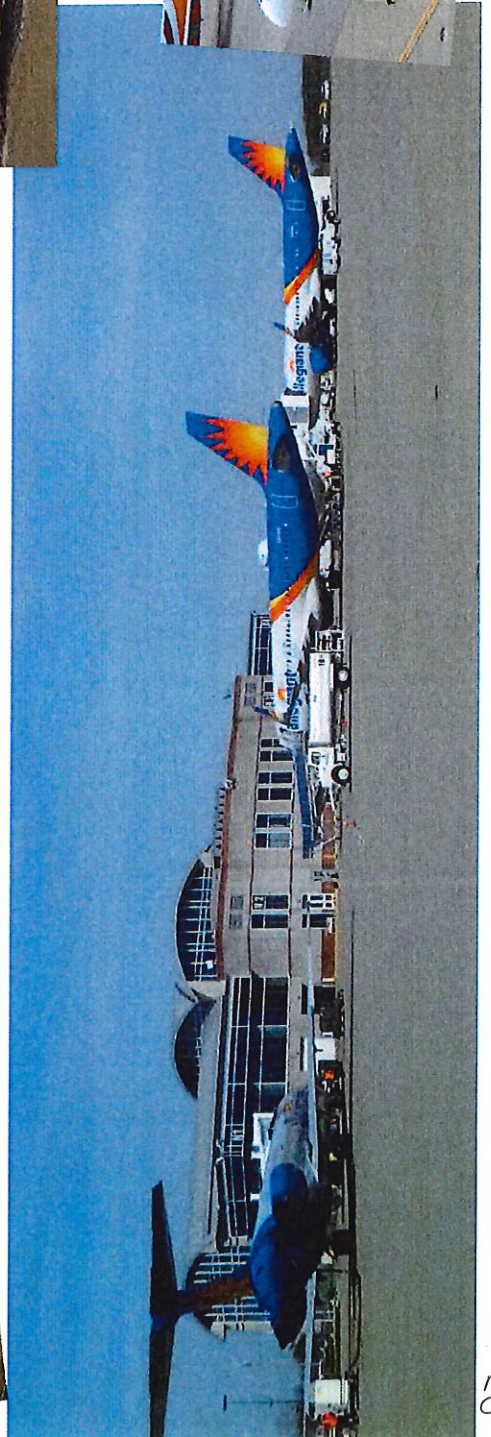
*James A. Thompson*  
Mayor, Mascoutah, Illinois

*James A. Thompson*  
Mayor, Mascoutah, Illinois

**James A. Thompson**  
Mayor, Mascoutah, Illinois

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Mayor, Mascoutah, Illinois

**James A. Thompson**  
Mayor, Mascoutah, Illinois





**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, July 17, 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 Site Plan and Architectural Review for proposed passenger terminal modifications at MidAmerica St. Louis Airport located at 9656 Air Terminal Drive (also identified as parcel 10-07-0-100-011 and 10-07-0-300-014).

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: June 27, 2019**

MASCOUTAH PLANNING COMMISSION  
Ken Zacharski, Chairman

Attachment C




## CERTIFICATE OF PUBLICATION

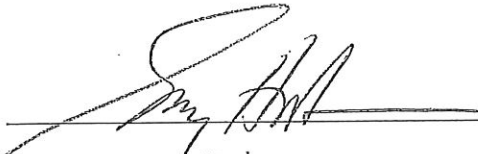
STATE OF ILLINOIS

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 3 day of July A.D., 2019 and the last paper published on the 3 day of July 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

  
\_\_\_\_\_  
7/3/19

  
\_\_\_\_\_  
Mascoutah, IL 7/3 A.D. 2019

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Posting Date: June 27, 2019  
MASCOUTAH PLANNING  
COMMISSION Ken Zacharski,  
Chairman

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

**JULY 17, 2019**

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

**PUBLIC HEARING – 7:00PM**

**PC 19-06 –MidAmerica Airport Terminal Modifications**

City Manager Brad Myers presented report and explained that the applicant, MidAmerica Airport, is requesting review of a Site Plan and Architectural Review for MidAmerica Airport Terminal Modifications located at 9656 Air Terminal Dr., Mascoutah, IL, 62258. City Manager stated that the applicant's current passenger terminal opened in 1997 and was originally designed and constructed to serve two air carrier aircraft with second level boarding bridges (jetways) and two at-grade (first floor) commuter aircraft. In the past few years, MidAmerica has seen significant growth in air passengers and is currently on pace for a 20-percent increase in traffic in 2019, according to airport officials. City Code requires any major site plan that is adding more than 5,000 sq. ft. of new impermeable surface to a site to be submitted for review by the Planning Commission and approval by the City Council. The City's Electric Foreman, Water and Sewer Foreman, Public Works Director, and the City Engineer approve of these plans.

MidAmerica Airport's Engineer Dan Trapp spoke regarding the expansion. He explained that this involves a 50,000 sq. ft. terminal expansion, located to the north/northwest of the current terminal. This expansion will relocate the TSA Security Screening area to the first floor to be compliant with current standards, add a new loading dock and service corridor expand seating in the lobby, and the installation/enhancement of four air carrier second level passenger boarding bridges.

Chairman Zacharski questioned who would be paying for this project. Trapp stated that the Airport expansion will be funded by County Funds and an FAA Discretionary Grant. The project will not be able to be fully started until the FAA Grant is awarded, as the currently held Entitlement Grant has paid for the plans. Chairman Zacharski questioned if the Airport will ever begin to turn a profit, which Trapp stated it has been getting closer to doing so in recent years.

Rich Thompson commented that the projected expansion does not match the current building, which Trapp responded that this is Phase 1 of the project, and Phase 2 will be a duplicate of this one on the other side of the main building. The expansion buildings were designed as not to take away from the main building.

Community member Donna Mae Schlueter questioned if this expansion would be planning for another runway. Trapp responded it is only a terminal. Schlueter also wanted clarification about what part of the building is considered inside of City limits, which Trapp told her the entire facility is located inside of Mascoutah City limits. Schlueter also asked about how much sales tax revenue comes to the City from the Airport, and City Manager Myers stated that number is very low as there are not many businesses located at MidAmerica. Schlueter stated she would hope by expanding the terminal there would be the opportunity for more business growth in the future.

*Attachment D*



Community member Dale Schlueter asked how much the project would cost, which Trapp figured the project would run approximately \$25 million dollars.

## **PUBLIC HEARING ADJOURNED at 7:15 PM**

### **PUBLIC HEARING – 7:16 PM**

#### **PC 19-07 – Rezoning of S. 10<sup>th</sup> St.**

City Manager Brad Myers presented report and explained that the applicant, Brickyard Development Group, filed a second application for a request to rezone property located at South 10<sup>th</sup> Street from Agricultural to General Commercial and RS-10 Single Family Residential. This second application was submitted after all mitigated concerns have been fulfilled to rezone a 40 acre tract and a 17 acre tract of currently Agricultural zoned ground to General Commercial and RS-10 Single Family Residential. This ground has been professionally engineer, surveyed, and staked for these changes.

Matt Stukenberg, with Brickyard Development Group, stated he made some modifications to the proposal and resubmitted it to try to satisfy the residents, City, and his business. Rich Thompson noticed that the previous plans had the commercial portion of land going all the way around the properties, but now it does not. Stukenberg agreed that he did reduce the size of the commercial area.

Paula Proffitt brought photos of the properties in question. She stated there are weeds higher than 15 inches and items stored on these properties which will reduce her property values. She feels adding commercial business in this area is not in line with Mascoutah's Comprehensive Plan. Also, she pointed out that her neighbor has a Special Use Permit to operate a business out of his home from St. Clair County but if he sells his home he has to sell it as Residential.

John Proffitt said that this is spot zoning. He would rather look at residential and corn and soybean fields. Crime will come in if businesses come out there and can't understand why someone would put a commercial area in a high dollar home area.

John Stauder said this is spot zoning and said spot zoning is illegal. He said that Cities have to be consistent with their Master Plan. He said that fields and homes around him are alright, but commercial businesses are not.

Linda Stauder spoke and said that she feels that the resident opinions have not been heard and neighboring home values are going to decrease. Traffic will increase. She feels that Stukenberg is badgering them and asks that the Commission denies any commercial development.

Dale Schlueter mentioned that Shiloh Valley is included in part of the area in question and wondered what they would want out there. He feels that property values will decline.

Donna Mae Schlueter printed pictures of weeds on 10<sup>th</sup> Street. She has been a member of the Economic Development Commission for many years and is not against business growth, however it needs to be done in the right areas. She expressed her displeasure of the departure of a previous Commission member. She mentioned that the area smells from the City Waste Water Treatment Plant and Yard Waste Site. She asked that a traffic study be done since their road is already unusually busy during certain times of the day. She said that there are not adequate

sidewalks to accommodate pedestrian traffic to avoid the influx of vehicle traffic that would come with commercial development and that the road has not even been finished as of yet. Schlueter mentioned that spot zoning is not in line with Mascoutah's Comprehensive Plan.

David Weidler asked if the Township still maintained the area in question or if Mascoutah City did as of now, which Myers explained the boundaries. Chairman Zacharski questioned the weeds within City limits and Myers instructed Stukenberg to cut them down.

Chairman Zacharski questioned Stukenberg of his long term plans for the site, to which he stated he was unsure at this time, but may build some indoor RV storage. He will not do anything that will be harmful to the area and it will be farmed for the foreseeable future. The sidewalk completion is being worked on, but Stukenberg is waiting for Charter to move a cable box in order for that to happen.

Greg Moll said he can't understand why Stukenberg would say he wants to promote country living but wants to put commercial housing out in that area.

John Stauder said that if the developer currently didn't have plans, then there are alternatives to look into before rezoning.

#### **PUBLIC HEARING ADJOURNED at 7:50 PM**

#### **CALL TO ORDER at 7:50 PM**

Chairman Ken Zacharski called the meeting to order.

#### **PRESENT**

Commission members Jack Klopmeier, Rich Thompson, Bruce Jung, Jim Connor, Karen Wobbe and Chairman Ken Zacharski were present.

**ABSENT** – Glenn Shelley.

#### **ALSO PRESENT**

City Manager Brad Myers and Executive Assistant Julia Biggs.

#### **ESTABLISHMENT OF A QUORUM**

A quorum of Planning Commission members was present.

#### **GENERAL PUBLIC COMMENT**

Donna Mae Schlueter asked about the recent turnover of Prairie Lake. She wanted to know where the dead fish were being disposed of, which City Manager said IDNR instructed the City to dig a large hole and bury them. Schlueter asked if the City could shock the lake and find out what fish are left after the turnover and expressed concern that more aeration needs to be put in place to prevent this thing from happening again since the fountains are only for appearances only.

#### **AMEND AGENDA**

There was no need to amend Agenda.



## **MINUTES**

Klopmeier moved, seconded by Wobbe, to approve the minutes of the June 19, 2019 Planning Commission Meeting as amended.

## **THE MOTION BY ROLL CALL**

Jack Klopmeier aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.

6-ayes, 0-nays

## **PC 19-06- MidAmerica Airport Terminal Modifications.**

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

## **MOTION:**

Jung moved, seconded by Thompson, that the Planning Commission recommend approval to the Council, for this Site Plan and Architectural Review for MidAmerica St. Louis Airport Passenger Terminal Modifications located at 9656 Air Terminal Dr., Mascoutah, IL 62258.

## **THE MOTION BY ROLL CALL**

Jack Klopmeier aye, Rich Thompson aye, Bruce Jung aye, Jim Connor aye, Karen Wobbe aye and Chairman Ken Zacharski aye.

6-ayes, 0-nays

## **PC 19-07- Rezoning of Property located at South 10<sup>th</sup> St (Parcel #10-31-0-300-007 and 14-0-10-200-002) from Agricultural to General Commercial and Residential**

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

## **MOTION:**

Jung moved, seconded by Klopmeier, that the Planning Commission recommend approval of this rezoning request to City Council for property located at South 10<sup>th</sup> Street (Parcel #10-31-0-300-007 and #14-0-10-200-002) from Agricultural to General Commercial and RS-10 Single Family Residential, as indicated on Attachment B.

## **THE MOTION BY ROLL CALL**

Jack Klopmeier aye, Rich Thompson nay, Bruce Jung aye, Jim Connor aye, Karen Wobbe nay, and Chairman Ken Zacharski aye.

4-ayes, 2-nays

## **MISCELLANEOUS – None**

## **ADJOURNMENT**

Thompson moved, seconded by Wobbe, to adjourn at 7:56p.m. All were in favor.

**CITY OF MASCOUTAH**  
**Staff Report**

**TO:** Mayor and City Council

**FROM:** Brad Myers, City Manager

**SUBJECT:** **PC 19-07 – Rezoning of Property located at South 10<sup>th</sup> St  
(first reading)**

**MEETING DATE:** August 5, 2019

**REQUESTED ACTION:**

Council consideration of approval of a rezoning application for property located at South 10<sup>th</sup> Street (Parcel #10-31-0-300-007 and #14-0-10-200-002) from Agricultural to General Commercial and RS-10 Single Family Residential.

**BACKGROUND & STAFF COMMENTS:**

The applicant, Brickyard Development Group, filed a second application for this rezoning request after all mitigated concerns have been fulfilled to rezone a 40 acre tract and a 17 acre tract of currently Agricultural zoned ground to General Commercial and RS-10 Single Family Residential, as indicated on Attachment B. This ground has been professionally engineered, surveyed, and staked for these changes.

**DISCUSSION POINTS / ISSUES:**

**Land Use and Zoning Requirements:** Neighboring properties are depicted as Residential and Agriculture on the Land Use Map in the City's Comprehensive Plan. Properties to the south and southwest are not within the city limits of Mascoutah, but rather the Engelmann Township and Freeburg Township within St. Clair County.

**Utilities:** City of Mascoutah utilities are located close nearby.

**Traffic:** Traffic would slightly be affected if property rezoned, as there would be a modest increase in vehicular traffic.

**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 properties.

**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.



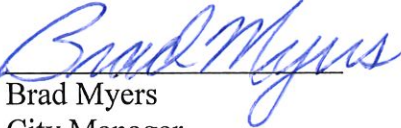
**Planning Commission:** The Planning Commission held their public hearing and recommended approval of this rezoning request at their July 17, 2019 meeting with a vote of 4 ayes and 2 nays (1 member was absent).


**RECOMMENDATION:**

Staff recommends approval of this rezoning requests for property located at South 10<sup>th</sup> Street (Parcel #10-31-0-300-007 and #14-0-10-200-002) from Agricultural to General Commercial and RS-10 Single Family Residential as indicated on Attachment B.

**MOTION:**

I move that the Council approve and adopt Ordinance No. 19-\_\_\_\_, approving the rezoning request for property located at South 10<sup>th</sup> Street (Parcel #10-31-0-300-007 and #14-0-10-200-002) from Agricultural to General Commercial and RS-10 Single Family Residential, as indicated on Attachment B.

Approved By:   
Brad Myers  
City Manager

Prepared By:   
Kari Haas  
Assistant City Manager

Attachments: A – Re-zoning Application  
B – Re-Zoning Aerial, Map Request  
C – Current Zoning Map  
D – Public Notice  
E – Ordinance

Permit Number \_\_\_\_\_  
Approved by: \_\_\_\_\_

Issued On \_\_\_\_\_, 20\_\_\_\_

## City of Mascoutah RE-ZONING APPLICATION

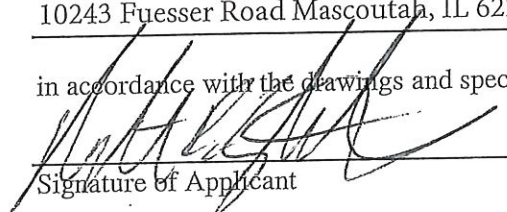
Application is hereby made this 13 day of June, 2019, for a site plan approval for:

Brickyard Development Group, LLC  
Name of Business Establishment of Development

Located at:

10243 Fuesser Road Mascoutah, IL 62258

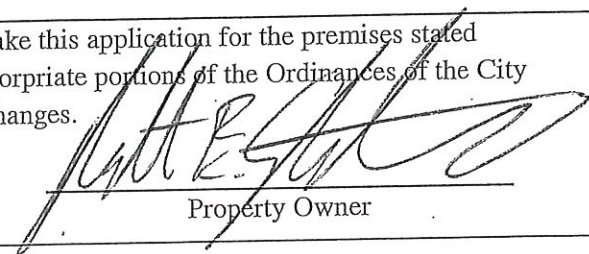
in accordance with the drawings and specifications presented herewith.

  
Signature of Applicant

Applicant is: ☒ Property Owner ☐ Lessee ☐ Agent of owner or lessee\*

\* Note: If applicant is an Agent, the property owner must sign the following statement.

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 appropriate portions of the Ordinances of the City of Mascoutah as they may apply to the proposed property changes.

  
Property Owner

### Property Information

Property Owner: Brickyard Development Group, LLC  
Address: South 10th Street  
Lessee: \_\_\_\_\_  
Address: \_\_\_\_\_  
Contractor: \_\_\_\_\_  
Contractor Contact: \_\_\_\_\_

### Application Checklist (Attachments)

 Proof of Ownership  
 Site Plan Drawing

 Application Fee  


Version 4/30/04

Attachment A



# Rezoning Map

## Legend

- City Property Purchase
- Commercial Zoning
- Residential Zoning



1000 ft

Brickyard Rd

Brickyard Ln

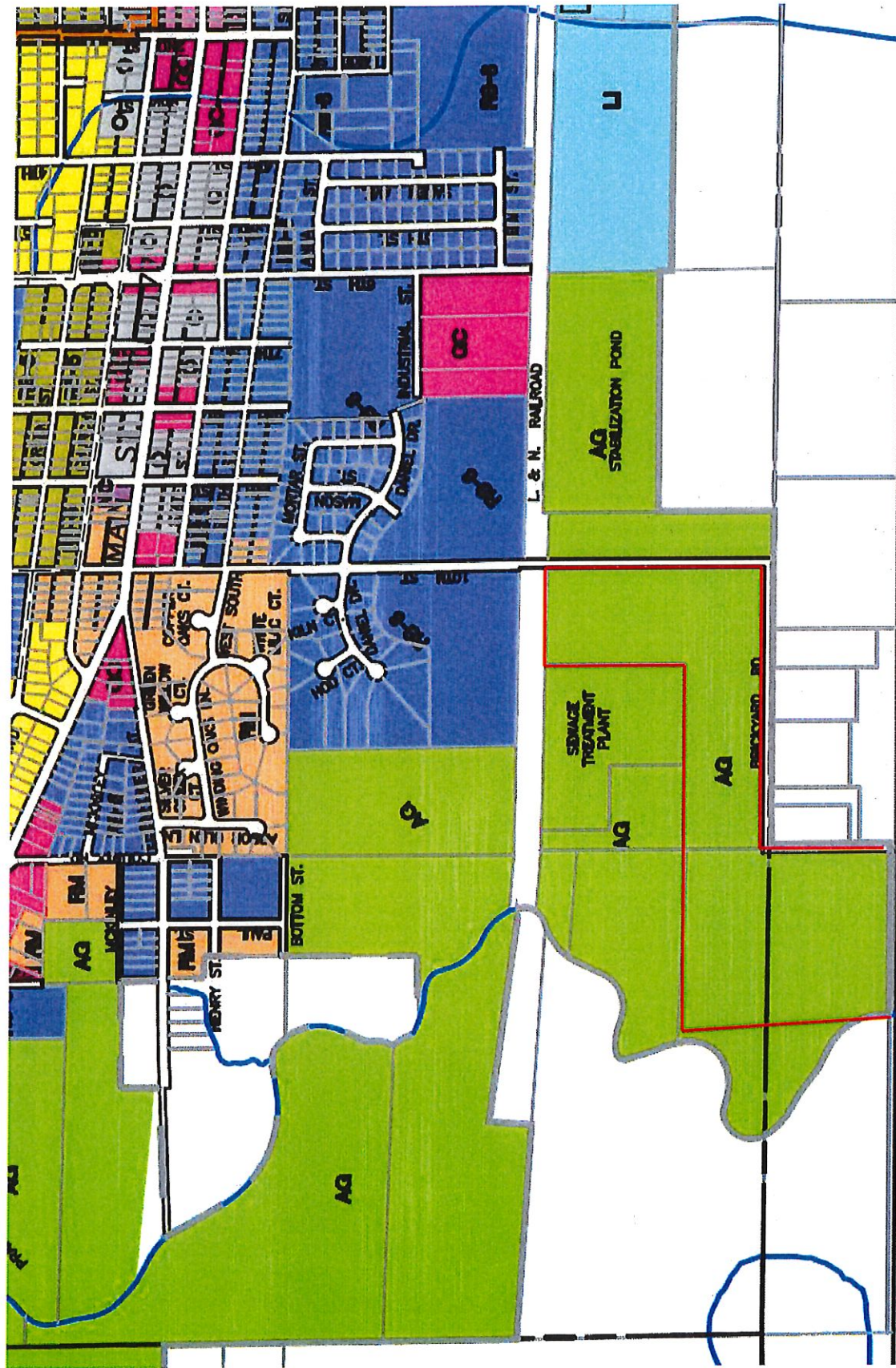
Google Earth

© 2018 Google

Attachment B

36





Attachment C



**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, July 17, 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 South 10<sup>th</sup> Street (also identified as parcel 10-31-0-300-007 and 14-01-0-200-002) from AG, Agricultural, to GC, General Commercial and RS-10, 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. 501. Comments in writing may be forwarded to the City Manager's Office, 3 West Main St., Mascoutah, IL 62258.

**Posting Date: June 27, 2019**

MASCOUTAH PLANNING COMMISSION  
Ken Zacharski, Chairman

Attachment D

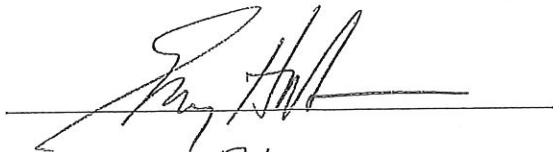
## CERTIFICATE OF PUBLICATION

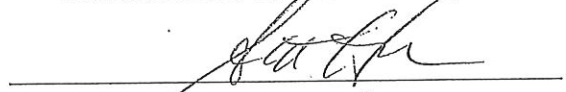
STATE OF ILLINOIS

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 3 day of July A.D., 2019 and the last paper published on the 3 day of July 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

  
Mascoutah, IL 7/3 A.D. 2019

  
7/3/19

### NOTICE OF PUBLIC HEARING

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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: June 27, 2019  
MASCOUTAH PLANNING COMMISSION Ken Zacharski, Chairman



**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**, an application has been filed by Brickyard Development Group, LLC requesting that certain property within the zoning jurisdiction of the City of Mascoutah be rezoned from Agricultural (AG) to General Commercial (GC) and RS-10 Single Family Residential; and,

**WHEREAS**, a notice of the hearing stating its purpose was published in the Mascoutah Herald on the 3<sup>rd</sup> day of July, 2019; and

**WHEREAS**, the administrative official served notice on all the property owners within 250 feet of said property according to Section 34-15-6 of the Unified Land Development Code of the City of Mascoutah; and

**WHEREAS**, a hearing of the Planning Commission of the City of Mascoutah was called at 7:00 p.m. on the 17<sup>th</sup> day of July, 2019, at the City Council Chambers in said City to consider the zoning classification of said property; and

**WHEREAS**, said Planning Commission conducted said hearing pursuant to the notice given and to the laws of the State of Illinois; and

**WHEREAS**, said Planning Commission thereafter filed with the City Council a report of its hearing; said report included a recommendation to approve the rezoning request from Agricultural (AG) to General Commercial (GC) and RS-10 Single Family Residential; and

**WHEREAS**, the City Council of the City of Mascoutah has considered the report filed by the Planning Commission, the record of the Commission's public hearing, and the provisions of the zoning ordinance, and based thereon, finds that said property should be rezoned.

**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:

Attachment E

[Insert Legal]. Permanent Parcel No. 10-31-0-300-007.

commonly known as S Tenth St, Mascoutah, IL, as depicted in Exhibit A, from Agricultural (AG) to General Commercial (GC).

AND

[Insert Legal]. Permanent Parcel No. 10-31-0-300-007.

commonly known as S Tenth St, Mascoutah, IL, as depicted in Exhibit A, from Agricultural (AG) to RS-10 Single Family Residential.

AND

[Insert Legal]. Permanent Parcel No. 14-01-0-200-002.

commonly known as Freeburg TWP Line Rd, Mascoutah, IL, as depicted in Exhibit A, from Agricultural (AG) to RS-10 Single Family Residential.

**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 \_\_\_\_ day of August, 2019, 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>	<u>Abstain</u>
John Weyant	___	___	___	___
Pat McMahan	___	___	___	___
Michael Baker	___	___	___	___
Walter Battas	___	___	___	___
Gerald Daugherty	___	___	___	___



**APPROVED** by the Mayor of the City of Mascoutah, Illinois, this \_\_\_\_ day of August, 2019.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk  
(SEAL)

**CITY OF MASCOUTAH**  
**Staff Report**

**TO:** Honorable Mayor & Council

**FROM:** Brad Myers, City Manager

**SUBJECT:** Resolution of Authorization – Settlement Agreement

**MEETING DATE:** August 5, 2019

**REQUESTED ACTION:**

Council approval of resolution authorizing the execution of settlement agreement.

**BACKGROUND & STAFF COMMENTS:**

The City is in the process of designing and constructing a new SBR Sewage Treatment Plant and collection system improvements and acquiring the needed property for this expansion. Settlement agreement has been reached with Brickyard Development Group LLC which now requires approval by resolution for the City to execute the required documents and authorize payment.

**RECOMMENDATION:**

Council approval and adoption of Resolution.

**SUGGESTED MOTIONS:**

I move that the Council approve Resolution No. 19-20-\_\_\_\_, a resolution to authorize the Mayor or City Manager to execute any and all documents to procure settlement agreement with Brickyard Development Group LLC in the amount of \$125,000.00 in conjunction with the Wastewater Treatment Plant and Collection System Improvements.

Prepared By: Kari D. Haas  
Kari D. Haas  
Assistant City Manager

Approved By: Brad Myers  
Brad Myers  
City Manager

Attachment: A – Resolution  
B – Release / Settlement



**RESOLUTION NO. 19-20-\_\_**

**A RESOLUTION AUTHORIZING THE CITY OF MASCOUTAH TO EXECUTE  
SETTLEMENT AGREEMENT WITH BRICKYARD DEVELOPMENT GROUP LLC**

**WHEREAS**, the City of Mascoutah owns its own sewer distribution system and has the responsibility to provide this service to its residents; and

**WHEREAS**, the City of Mascoutah is in the process of designing and constructing a new SBR Sewage Treatment Plant and collection system improvements; and

**WHEREAS**, this agreement is necessary for the completion of the utility project.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Mascoutah, St. Clair County, Illinois, as follows:

**SECTION 1:** That the Mayor or City Manager of the City of Mascoutah is hereby authorized to execute any and all documents to procure a settlement agreement with Brickyard Development Group LLC in conjunction with the Wastewater Treatment Plant and Collection System Improvements for the property identified as permanent parcel #10-31-0-300-007 with legal description marked as Exhibit A and as shown on Exhibit B and incorporated herein.

**SECTION 2:** That the Mayor and City Manager are authorized on behalf of the City and the City Council of the City of Mascoutah to execute any and all documents necessary to execute payment of \$125,000.00 in the form of a cashier's check or certified check per terms of settlement agreement.

**PASSED AND APPROVED** by the City Council of the City of Mascoutah, Illinois on the 5<sup>th</sup> day of August, 2019.

AYE's	—	.
NAY's	—	.
ABSENT	—	.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk  
(SEAL)

Attachment A

## RELEASE

This AGREEMENT made and entered into this 30<sup>th</sup> day of July, 2019, by and between the City of Mascoutah, Illinois, hereinafter referred to as "City" and Brickyard Development Group, LLC, hereinafter referred to as "Brickyard" is a compromise settlement and release whereby the parties hereby extinguish their mutual rights and claims arising from a Complaint for Condemnation filed by the City against Brickyard for the land necessary for the expansion and improvement of the City's sewer treatment plant that serves the residents of the City of Mascoutah.

WHEREAS, the City has filed a lawsuit entitled City of Mascoutah, Illinois, a municipal corporation vs. Brickyard Development Group, LLC, and Unknown Owners, Case No. 16-ED-1 in the Circuit Court of the Twentieth Judicial Circuit of St. Clair County, Illinois, and

WHEREAS, in the lawsuit mentioned in the preceding paragraph the City of Mascoutah is seeking to acquire under the Eminent Domain Act, for the use and purpose of expanding and improving of the City's Sewer treatment plant, a tract of property which includes the real property described below:

Part of Lot 56 in the Southwest Quarter of Section 31, Township 1 North, Range 6 West of the Third Principal Meridian, reference being had to the plat thereof recorded in the Recorder's Office of St. Clair County, Illinois, in Book of Plats "E" on page 27, and being more particularly described as follows:

Commencing at a found brass disc in concrete marking the Southwest corner of said Section 31; thence North 00 degrees 41 minutes 25 seconds West, on the west line of the Southwest Quarter of said Southwest Quarter of Section 31, a distance of 466.42 feet to the southwest corner of a tract of land described in the St. Clair County Recorder's Office in Deed Book 2120 on page 216; thence South 89 degrees 31 minutes 03 seconds East, on the south line of said tract described in Deed Book 2120 on page 216, a distance of 1015.55 feet to the southeast corner of said tract described in Deed Book 2120 on page 216; thence North 00 degrees 41 minutes 25 seconds West on the east line of said tract described in Deed Book 2120 on page 216, a distance of 483.00 feet to the Point of Beginning.



From said Point of Beginning; thence continuing North 00 degrees 41 minutes 25 seconds West, on said east line, 304.00 feet to the south line of a tract of land described in the St. Clair County Recorder's Office in Deed Book 3035 on page 79; thence South 89 degrees 31 minutes 03 seconds East, on the south line of said tract described in Deed Book 3035 on page 79, a distance of 573.25 feet to a found 1.25" iron pipe on the east line of said Lot 56; thence South 00 degrees 52 minutes 21 seconds East, on said east line of Lot 56, 304.02 feet; thence North 89 degrees 31 minutes 03 seconds West, 574.22 feet to the Point of Beginning.

Subject to easements, conditions and restrictions of record.

WHEREAS, the parties have reached a settlement of the dispute.

NOW, THEREFORE, in consideration of the sum of One Hundred Twenty-Five Thousand Dollars, the parties agree as follows:

1. The City agrees to pay Brickyard Development Group, LLC, \$125,000.00 for the purchase of the tract described above
2. The City shall change the orientation of the SPR System Site Plan by flipping the East-West orientation to a North-South orientation.
3. The City shall erect a 6-foot earthen berm.

WHEREAS, the parties agree upon full payment pursuant to the terms of this Release to dismiss the lawsuit entitled City of Mascoutah, Illinois, a municipal corporation vs. Brickyard Development Group, LLC, and Unknown Owners, Case No. 16-ED-1 filed in the Circuit Court of St. Clair County, Illinois, with prejudice.

WHEREAS, this compromise settlement is intended to be a full settlement of said dispute,  
claim or cause of action.

Executed this 30<sup>th</sup> day of July, 2019.

CITY OF MASCOUTAH

BRICKYARD DEVELOPMENT GROUP, LLC

By: Dereald E. Daugherty

By: [Signature]



**CITY OF MASCOUTAH**  
**Staff Report**

**TO:** Honorable Mayor & Council

**FROM:** Brad Myers, City Manager

**SUBJECT:** Resolution – Appointment of Authorized IMRF Agent

**MEETING DATE:** August 5, 2019

**REQUESTED ACTION:**

Council approval of resolution for appointment of authorized IMRF agent.

**BACKGROUND & STAFF COMMENTS:**

The City Clerk is the authorized agent for IMRF. With the appointment of a new City Clerk, a new resolution is needed to be sent to IMRF naming the new authorized agent for IMRF, which is attached.


**RECOMMENDATION:**

Council approval and adoption of Resolution.


**SUGGESTED MOTIONS:**

I move that the Council approve and adopt Resolution No. 19-20-\_\_\_\_, a resolution appointing City Clerk Melissa Schanz as the Authorized IMRF Agent for the City of Mascoutah.

Prepared By:

  
Kari D. Haas  
Assistant City Manager

Approved By:

  
Brad Myers  
City Manager

Attachment: A – Resolution

**RESOLUTION NO. 19-20-\_\_**

**APPOINTMENT OF AUTHORIZED IMRF AGENT**

**WHEREAS**, the Illinois Municipal Retirement Fund requires the appointment of an Authorized Agent to be made by adoption of a resolution by the governing body to be accompanied by the certification form; and

**WHEREAS**, the City Clerk of the City of Mascoutah has been the Authorized Agent to the Illinois Municipal Retirement Fund for the purpose of submitting all required documentation, reports, forms, etc., to the Illinois Municipal Retirement Fund for all City of Mascoutah employees enrolled in the Illinois Municipal Retirement Fund; and

**WHEREAS**, Melissa A. Schanz was appointed City Clerk by Gerald Daugherty, Mayor of the City of Mascoutah on August 5, 2019 and must fulfill the duties of the City Clerk of the City of Mascoutah;

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MASCOUTAH**, that Melissa A. Schanz be appointed the Authorized Agent for the City of Mascoutah to the Illinois Municipal Retirement Fund; and

**BE IT FURTHER RESOLVED**, that a copy of this resolution be sent to the Illinois Municipal Retirement Fund along with Illinois Municipal Retirement Fund form 2.20, Notice of Appointment of Authorized Agent.

Passed and approved by the Mascoutah Mayor and City Council this 5<sup>th</sup> day of August, 2019.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk  
(SEAL)

Attachment A