



# *City of Granite City*

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

## ***Plan Commission Minutes February 2, 2017***

### **CALL TO ORDER**

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, February 2, 2017, at 7:00 PM.

### **PLEDGE OF ALLEGIANCE & SWEAR IN**

The Pledge of Allegiance was recited and the Petitioners and audience who want to speak were asked to remain standing to be sworn in.

### **ATTENDANCE/ROLL CALL**

Members Present: John Janek, Mark Davis, Mary Jo Akeman, Peggy Cunningham, Roger Tracy, Don Scaturro, Marc Griffin and Wayne Reuter. Also present were: Zoning Administrator Steve Willaredt, Building Inspector Ralph Walden, Alderman Dan McDowell, Alderman Tim Elliott, Alderman Gerald Williams, Alderman Bob Pickerell, Economic Director James Amos, City Attorney Brian Konzen and Attorney Derek Filcoff. Excused absence: Shirley Howard, Andy Mathes and Don Luddeke.

### **MINUTES/AGENDA**

Motion to approve the Minutes from the previous meeting (December 1,2016) was made by Peggy Cunningham and seconded by Marc Griffin. Voice Vote. All ayes. Motion carried.

### **COMMENTS BY THE CHAIRMAN**

The Chair stated to the Petitioners, the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, February 21, 2017.

### **COUNCIL REPORT**

Dan McDowell stated the last Zoning Committee had the issue of the Knights of Columbus and it was refer back to aldermanic committee for a review of information. Prior to that Knights of Columbus withdrew their request so it did not come before a vote. Knights of Columbus understood if it came before the full City Council it would be voted down. It still is possible they can bring it back since they withdrew it, because it did not come before a vote, most likely it will not happen.

**PETITIONER:(1) Bassam Saffaf**  
**900 Niedringhaus**  
**Parcel: 22-2-19-24-05-106-028**  
**District Zoned C-6**

The Chair stated this is a request for Non-Conforming Special Exemption Permit for the establishment of a Used Car Sales located in Lincoln Place C-6 Planned Unit Development.

Bassam Saffaf came forth, introduced himself and stated he resides at 12 Terrace Lane Granite City, IL. Mr. Saffaf stated he owns this location and would like to start a business as a Used Car Sales. Most of his business is done by the internet. There would be no auto repairs done at this location. Khalid Saffaf came forth, introduced himself as Bassam Saffaf son. Khalid stated he would be in charge of running this dealership. Most of our sales are done on line and this location would be for parking cars until sold. Their plans are to improve the area and bring it up to city code.

Zoning Administrator Steve Willaredt's concerns were will there be enough room on this lot if a building was to be built and park cars to be sold. Permitted use was designed for single family residential, antique shops, floral shops, restaurant etc. for citizens to shop or eat at .

Mark Davis concerns were why have you chosen this area when is not zoned for a car lot.

Don Scaturro's concerns were will you a have blacktop lot and building at this location.

Marc Griffin's concerns were what price range of cars will be sold at this location.

Peggy Cunningham's concerns were how many cars will be at this location.

Wayne Reuter's concerns were will there be auto repair at this location.

Mary Jo Akeman's concerns were this area has been changed to C-6 Planned Unit Development District and would like this area to stay within the guidelines for new business coming to this area.

Alderman Dan McDowell stated there was a lot of effort and time put into coming up with a plan for the Planned Unit Development and permitted uses for a reason and I oppose to any kind special use permit to allow a used car lot in this area.

Alderman Tim Elliott stated the zoning was changed to C-6 Planned Unit Development and should stay what is design for that area.

Alderman Gerald Williams stated this is not the type of business we need for that area and is not design for car sales.

Alderman Bob Pickerell stated the location is not that big for a used car lot, or is it zoned for this area.

Economic Director James Amos stated he concurs what is being said and is against changing this location to a C-5. He would work with the petitioner to find some way to help develop the property within our zoning.

Chairman asked if there was anyone in the audience that wanted to speak either for or against this petition.

Discussion for in favor of the petition:

Brian Fudge resides at 2827 Iowa and has known the Saffaf for numerous of years. Mr. Fudge works occasionally for the Saffaf. He has seen the plans for the Used Car Sales and stated it will be very nice with a fence and cameras. He feels there needs to be a business at this location , which will bring in revenue and not another empty lot.

Discussion for not in favor of the petition:

Brenda Whitaker resides at 1713 Olive St. and has a business at 839 Niedringhaus Ave. concerns were the zoning was changed to C-6 for specific reason and feels we are gaining ground with new businesses coming to the Lincoln Place area. If we start giving exception to this we will go backwards. In the last 16 years the city has been called to cut the grass since the property was not being maintain. They own the property next to this location which has a building that is not up to code, being maintain and has been an eye sore to the community. Bringing in cars just to become literally a parking space for another location is advantageous to anyone exceptionally that neighbor.

**MOTION** by Mary Jo Akeman and seconded by Wayne Reuter to allow a C-5 in a C-6 Lincoln Place Planned Unit Development for a Used Car Sales at 900 Niedringhaus. Roll Call vote. All nays. Motion failed.

**ROLL CALL VOTE**

<b>John Janek</b>	<b>No</b>	<b>Mary Jo Akeman</b>	<b>No</b>	<b>Don Scaturro</b>	<b>No</b>
<b>Peggy Cunningham</b>	<b>No</b>	<b>Marc Griffin</b>	<b>No</b>	<b>Mark Davis</b>	<b>No</b>
<b>Roger Tracy</b>	<b>No</b>	<b>Wayne Reuter</b>	<b>No</b>		

There were no further comment for or against this petition.

**PETITIONER:(2)**     **Lorenzo Mendez**  
                                 **2309 Nameoki Rd**  
                                 **Parcel: 22-2-20-17-18-305-029**  
                                 **District Zoned C-4**

Building/Zoning Administrator Steve Willaredt read a letter from petitioner Lorenzo Mendez requesting to withdraw their petition at this time and place on file.

**NEW BUSINESS**

Steve Willaredt made the comment Assistant City Laura Andrew is not here this evening and has resigned. City Attorney Brian Konzen, along with Attorney Derek Filcoff was present. After being sworn in at the City Council meeting on February 7,2017, Attorney Derek Filcoff will be the new board attorney.

Lewis Simpson came forth and stated he would like to discuss self contained storage buildings. I would like to put storage units on some of my properties for safety and to reduce clutter in the yards. The zoning calls for concrete pads under all storage units. Mr. Lewis stated it adds an additional 30 to 40 percent to the cost for a storage unit to be placed on a concrete pad. If a problem occur requiring you to tear up the concrete pad and then replace it would be costly. Also you cannot move the storage unit any other place in the yard. A lot of storage units come with treated wood and floors, which would be ok to put on the ground. The size of the storage units I am looking at are 8 X 8. I would like for an exemption to the current zoning rule for storage building units to be placed without a concrete pad.

Building/Zoning Administrator Steve Willaredt handed out a brochure indicating different section of Zoning Ordinance pertaining to auxiliary accessory structures and to be placed on file.

The board requested Attorney Derek Filcoff to research the zoning ordinance regarding storage units and bring information back to the committee.

### **UNFINISHED BUSINESS**

None voiced.

A **Motion** to adjourn was made by Marc Davis and seconded by Don Scaturro. All ayes.

Respectfully submitted,  
**Bonnie Dickerson**  
Secretary,  
Plan Commission

***PLAN COMMISSION ADVISORY REPORT***  
**Hearing Date: February 2, 2017**

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<b>Roger Tracy</b>	<b>No</b>	<b>Wayne Reuter</b>	<b>No</b>		

\*\*\*\*\*end of Advisory Report\*\*\*\*\*