



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 April 5, 2018

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, April 5, 2018, 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, Shirley Howard, Don Luddeke, Peggy Cunningham, Andy Mathis, Roger Tracy, Don Scaturro and Marc Griffin. Also present were: Zoning Administrator Steve Willaredt, Building Inspector Ralph Walden, Attorney Derek Filcoff, Alderman Dan McDowell and Economic Development Director James Amos. Excused absence: Mark Davis, Mary Jo Akeman and Wayne Reuter.

MINUTES/AGENDA

Motion to approve the Minutes from the previous meeting (March 01, 2018), and this evening's Agenda was made by Peggy Cunningham and seconded by Shirley Howard. 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, April 17, 2018.

COUNCIL REPORT

Dan McDowell stated the City Council concur with the Plan Commission and approved
(1) 2339 Pontoon Rd St for a Special Use Permit for establishment of a Real Estate office.
(2) 2000 Illinois Ave for a Special Use Permit for establishment of a Auto Repair Shop.

**PETITIONER:(1) Don Osborn
3908 Maryville Rd.
Parcel: 22-2-20-09-07-201-034
District Zoned C-1 Planned Unit Development**

The Chair stated this is a request for a development permit for construction of C-1/C-2 Medical Office Space on a vacant parcel in a District Zoned C-6 Planned Unit Development.

Don Osborn came forth and introduced himself and stated he resides at 100 Regency Ctr. Collinsville, IL 62234. Don Osborn for Retail Place LLC stated they would like to construct a 42 foot x 120 foot one level brick office building. On this site all utilities, drainage system and retention pond exist. Cade Osborn came forth and introduced himself and stated he resides at 100 Regency Ctr. Collinsville, IL 62234. Cade stated he is the supervisor and vice president for Osborn Properties and Retail Place LLC. Mr. Osborn stated he has an perspective medical business that is interested in the propose building to expand their business.

Zoning Administrator Steve Willaredt explained to the members of the board that when this project was first developed and came before the boards about 16 years ago the property was owned by Schiller. Schiller only build the first phase (one building) and then sold the property to Heintz Peter. Mr. Peter came before this board to construct the second phase building and was given approval. However, that project never went forward. Mr. Osborn has now purchased the property and is here tonight to complete the second phase.

The concern at the beginning of this initial project was drainage and the retention pond at the rear of the first building, which was addressed. The Building & Zoning Dept. request that Civil engineering plans be submitted prior to construction to insure the storm water will not affect the surrounding properties.

Don Scaturro concerns were will this be for Profession Office use only.

Marc Griffin concerns were will there be enough parking spaces for the new development.

John Janek concerns were will this be for medical office use only.

Andy Mathes concerns were with the new development and increases of businesses will there be additional parking spaces available.

Don Luddeke concerns were standing water and drainage.

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

MOTION by Don Scaturro and seconded by Andy Mathes to approve the petition and allow a development permit for construction of C-1/C-2 Medical Office Space on a vacant parcel in a district Zoned C-6 Planned Unit Development. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Don Luddeke	Yes
Peggy Cunningham	Yes	Andy Mathes	Yes	Roger Tracy	Yes
Don Scaturro	Yes	Marc Griffin	Yes		

There were no further comment for or against this petition.

PETITIONER:(2) Jeffrey Higgs
1607 Ferguson and 1604 Courtney
Parcel: 22-2-20-05-16-404-027, 22-2-20-05-16-404-028
22-2-20-05-16-404-029, 22-2-20-05-16-404-030
22-2-20-05-16-404-033
District Zoned: C-6 Planned Unit Development

The Chair stated this is a request for a Special Use Permit to allow establishment for an Auto Recovery/Repossession Office and Storage Lots in a District Zoned C-6 Planned Unit Development. Presently vacant: (vacant building and lots)

Jeffrey Higgs came forth, introduced himself and stated he resides at 6716 Westway Rd St. Louis, MO 63109. I would like to operate a Auto Recovery/Repossession Office and Storage at these locations. Our office will be located at 1607 Ferguson and vehicles reposed will be stored at the corner of Ferguson and Nameoki Rd. Auto Recovery/Repossession is regulated by ICC. The State of Illinois has a governing body and criteria that must be met for repossessions agency in Illinois. Improvements to the locations will be a slatted fence, security cameras and landscaping.

Zoning Administrator Steve Willaredt's concerns were to comply with Building and Zoning Ordinance regarding the fence.

Don Scaturro concerns were how long will cars remain on site.

Mark Griffin concerns were problems with owners trying to reclaim their vehicle.

John Janek concerns were these locations has been an eyesore since the previous owner has left.

Economic Development Director James Amos concerns were criteria on fencing.

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

Against:

Nancy Tague stated she resides at 4324 Nameoki Rd Granite City, IL 62040. Her resident butts up to this location and feels there will be extra traffic and danger when someone comes to reclaim their vehicle.

MOTION by Marc Griffin and seconded by Andy Mathes to approve the petition and allow a Special Use Permit for the establishment of a Auto Recovery/Repossession Office and Storage Lots located at 1607 Ferguson and 1604 Courtney in a District Zoned C-6 Planned Unit Development. All ayes. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Don Luddeke	Yes
Peggy Cunningham	Yes	Andy Mathes	Yes	Roger Tracy	Yes
Don Scaturro	Yes	Marc Griffin	Yes		

There were no further comment for or against this petition.

NEW BUSINESS

UNFINISHED BUSINESS

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

Respectfully submitted,
Bonnie Dickerson
Secretary,
Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: April 5, 2018

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Peggy Cunningham	Yes	Andy Mathes	Yes	Roger Tracy	Yes
Don Scaturro	Yes	Marc Griffin	Yes		

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