



# 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 September 3, 2020***

### **CALL TO ORDER**

**Mark Davis called the meeting of the Plan Commission to Order on Thursday, September 3, 2020, at 7:00 PM.**

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

**The Pledge of Allegiance was recited.**

### **ATTENDANCE/ROLL CALL**

**Members Present: Mark Davis, Peggy Cunningham, Don Scaturro, Ritch Alexander, Frank Orris and Sharon Ryan were present. Excused absence: John Janek, Shirley Howard, Mary Jo Akeman, Roger Tracy and Wayne Reuter.**

**Also present were: City Attorney Derek Filcoff  
Aldermen: Dan McDowell, Tim Elliott and Gerald Williams**

### **MINUTES/AGENDA**

**Motion to approve the Minutes from the previous meeting August 6, 2020 and this evening's Agenda was made by Ritch Alexander and second by Peggy Cunningham. All in favor. Motion carried.**

### **COMMENTS BY THE CHAIRMAN**

**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, September 15, 2020.**

### **COUNCIL REPORT**

**No Report**

**Petition # 1:           PARKTOWN WEST MOBILE HOME PARK  
                              # 2 Parktown Dr.  
                              22-1-19-13-13-302-028 & 22-2-19-13-13-302-037**

**Mark Davis explained petitioner is requesting Special Exemption Permit that gives a blanket application for replacement of any Manufactured home within the Mobile Home Park district as long as Petitioner is the owner of the applicable real estate with manufactured homes up to 20 years old.**

**Joe Harvath, Representative for Nick Najjar and MHP LLC. Mr. Harvath explained that his client inherited/purchased from an absentee owner. Mr. Najjar has taken care of several outstanding Ordinance Violations and soon should be in compliance will all of them. The prior owner did not make sure the property was taken care of, but Mr. Najjar's plan is to make sure that the quality of the property is improved. To do this he would like to move used mobile home units into the park. That is what the Special Exemption would enable him to do. Some of the benefits would be that, the newer units would make an improvement over the units that are currently there. Joe Harvath stated that any unit moved in would have to pass occupancy. The HUD requirements for a unit to pass occupancy or be up to code, are that the home would need to be less than 20 years old. The protection for the City of Granite City would be that they would have to pass occupancy. Being able to put used homes and not all new homes would make a profit for the park and then improvements could be made. Mr. Najjar's goal is to improve the park.**

**Ritch Alexander stated that he has concerns with 20 year old trailers. He could go for 10, but not 20.**

**Derek Filcoff asked the age of the homes in the park at this time. Joe Harvath answered well over 20 years of age.**

**Mark Davis stated that he believes the homes could be up to 40 years old.**

**Bob Ketcherside explained that he lives across from the entrance to Parkside Mobile Home Park. He asked what the committee has learned about his statement, when he said, that the approval of this will benefit the community. He feels that his property and his neighbors' properties have lost value do to the mobile home park. He voiced his concerns against the approval of the petition and produced some photos of derelict vehicles and weeds and grass in the park.**

**Alderman Gerald Williams stated that he has been watching the trailer park, since this petition was filed. He said it is a mess. Tall grass, trees and limbs that are down. In 4 months and 4 meetings they have done nothing to clean the place up. The issue is not the weeds and brush. The issue is the petition at hand and if they can have used trailers. That is the only issue. Other trailer parks in the area do not allow trailers older than 10 years of age. He requested that this board vote on the issue at hand.**

**Alderman Dan McDowell asked how many trailers had been brought in since he purchased the mobile home park and if any had been sold. If so were they sold contract for deed.**

Mr. Harvath stated that no trailers have been brought in to the park since it was purchased. Nick Najjar was waiting for approval of this petition. He also stated that there are several tenants at the park who have been served with evictions, but with the State of Illinois moratorium on evictions, that may take a while. He said during his discussions with Steve Willaredt, Steve stated that “he has seen improvements in the park”.

Derek Filcoff asked Mr. Harvath, if he could give an answer to the resident who spoke, as to how they plan to benefit the neighbors and the community surrounding the mobile home park.

Mr. Harvath explained that not only will the units there be improved, but they plan to invest more into the park. He stated the Mr. Najjars overall goal is to improve the property and make it more attractive. This was an investment and he wants to grow the property. That will not only benefit him but the city and the residents.

Mark Davis asked if there were any other questions.

**MOTION** By Sharon Ryan, second by Frank Orris to approve the petitioner requesting Special Exemption Permit that gives a blanket application for replacement of any Manufactured home within the Mobile Home Park district as long as Petitioner is the owner of the applicable real estate with manufactured homes up to 20 years old at Parktown Mobile Home Park. Motion denied.

**ROLL CALL VOTE**

Mark Davis	Yes	Peggy Cunningham	No	Don Scaturro	No
Ritch Alexander	No	Frank Orris	Yes	Sharon Ryan	No

Petition # 2:           ALAN SINN – ASHLAND STORAGE CENTERS  
3655 NAMEOKI RD.  
22-2-20-08-10-101-001.001, 22-1-20—08-09-101-029  
22-2-20-08-10-101-003, 22-1-20-08-09-102-028.002, &  
22-1-20-08-10-101-002

Mark Davis explained that the petitioner is requesting to rezone 10+ acres from a C-5 Highway Commercial District to an M-1 Warehouse Industrial District

Alan Sinn appeared and explained that he was interested in purchasing the K-Mart building and convert it into an indoor temperature controlled self-storage. The building is 100,000 square feet and is bigger than what he would need for that, so he would like to use the rest for a warehouse. He also explained he would like to lease out the automotive section of the building and part of the building for a church or something. But he would only need about 50,000 to 60,000 square feet for the storage portion.

Mark Davis asked if he would be using the front parking lot and Mr. Sinn stated it would not be used at all but the area behind the building would be fenced off and keypad entry gates installed. He would install garage doors in the rear of the building where people could unload inside the locked gates.

Mark Davis asked about the frontage of the building. Mr. Sinn stated that he could sell it. Mark Davis asked about the building frontage and Mr. Sinn explained that he would have his office there and possibly lease out part of the building to a church or something and they could use the parking lot. Mr. Sinn also stated that he would like to put doors on the carwash in the rear and use for more storage, if possible. If not that would be torn down.

Derek Filcoff explained that the petition was for rezoning the property from C-5 Highway Commercial to M-1 Warehouse Industrial.

Sharon Ryan asked if there would be tractor trailers coming in. Mr. Sinn stated that yes. Moving and Storage trucks and well as some trucks for the warehouse.

Derek Filcoff asked what he would warehouse. Mr. Sinn stated a little bit of everything. No hazardous or flammable products.

Mark Davis asked about individuals unloading and he explained that they could go to the rear or by the garden center to unload and hours would be from 6 a.m. to 10 p.m.

Frank Orris asked if all of the storage would be inside the building. Mr. Sinn stated that he would like to install a 7 foot fence with evergreens for privacy and have auto and camper storage in the back around the carwash area.

Sharon Ryan asked if the exterior storage would show from Nameoki Road. Mr. Sinn stated that a small amount possibly from the vacant lot to the left of the building, but he plans to plant evergreens for privacy.

Mark Davis asked if there was anyone who wished to speak for or against.

Art Asadorian of 3316 Colgate, explained that he lives directly behind the property. He stated that he saw online a piece of property that Mr. Sinn owns in Belleville. It looks like that is what he does there, Indoor Storage. His question is why the property needs to be zoned industrial. Industrial, that scares people. Industrial could be anything. Just because he says no chemical or flammable material. If it is rezoned industrial it could be done. He felt a more specific plan needs to be in place and protection to the residents that back up to the property.

Dennis Davis of 444 Wilson Park Ln, submitted concerns to the K-Mart location. His property is immediately behind the old car wash and it has always been nice and quiet. He said he couldn't believe other neighbors of his were not there also. He said he would not like anything industrial going in there. His property value has decreased. He feels that would be an encroachment on the residents of the neighborhood and does not approve of the re-zoning.

Frank Dorris of 3430 Colgate. He explained that he lives right down the street from this. He expressed concerns about automobile storage and the safety of it and the residents. He is concerned for his property and his rental property. He believes that this would be chasing residents away. He believes that the property needs developed. It is derelict and things are going on back there. But he feels this is not the right fit for the area.

Alderman Dan McDowell asked about the fencing in the rear of the building. What kind of fence would he be used and the height of the fence. Also why the need for the change to M-1 Industrial. If this will be storage only, then what will be stored? Will there be limitations, excluding flammable materials.

Mr. Sinn explained that he planned to use a 7 foot chain link with barbed wire around the top. No flammable or hazardous materials will be stored along with people's household materials.

Sharon Ryan asked if storage was included in C-5. Derek Filcoff explained that storage was not included in the C-5 Business District. Derek Filcoff listed the uses for M-1.

Sharon Ryan asked if the board could ask for a better fence than chain link.

Mark Davis stated that changing the zoning to M-1 is making it too broad.

**MOTION** By Sharon Ryan, second by Don Scaturro to approve a petition requesting to Re-zone 10+ acres from a C-5 Highway Commercial District to an M-1 Warehouse Industrial District at 3655 Nameoki Rd. Motion denied.

**ROLL CALL VOTE**

Mark Davis	No	Peggy Cunningham	No	Don Scaturro	No
Ritch Alexander	No	Frank Orris	No	Sharon Ryan	No

**New Business-**

- A. Ordinance Amending the City of Granite City Building and Zoning Code to allow for installation and operation of wind and solar renewable energy systems.

Derek Filcoff asked that all of the board members look over the Ordinance regarding renewable energy and to take notes and when the board meets again they can have a discussion regarding wind and solar within the city limits. He explained this is new territory and he welcomes feedback from everyone.

**OLD BUSINESS--None**

**UNFINISHED BUSINESS-None**

**Motion** by Peggy Cunningham, seconded by Ritch Alexander to adjourn the Plan Commission meeting. All in favor. Motion carried.

Respectfully submitted,  
*Melanye Weinhoffer*  
Secretary,  
Plan Commission

**PLAN COMMISSION ADVISORY REPORT**

**Hearing Date: September 3, 2020**

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**ROLL CALL VOTE**

<b>Mark Davis</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>No</b>	<b>Don Scaturro</b>	<b>No</b>
<b>Ritch Alexander</b>	<b>No</b>	<b>Frank Orris</b>	<b>Yes</b>	<b>Sharon Ryan</b>	<b>No</b>

\*\*\*\*\*End of Advisory Report\*\*\*\*\*

**PLAN COMMISSION ADVISORY REPORT**

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**ROLL CALL VOTE**

<b>Mark Davis</b>	<b>No</b>	<b>Peggy Cunningham</b>	<b>No</b>	<b>Don Scaturro</b>	<b>No</b>
<b>Ritch Alexander</b>	<b>No</b>	<b>Frank Orris</b>	<b>No</b>	<b>Sharon Ryan</b>	<b>No</b>

\*\*\*\*\*End of Advisory Report\*\*\*\*\*