



City of Granite City

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

Amended Plan Commission Minutes September 6, 2018

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, September 6, 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, Mark Davis, Mary Jo Akeman, Peggy Cunningham, Roger Tracy and Don Scaturro. Also present were: Zoning Administrator Steve Willaredt, Attorney Derek Filcoff, Alderman Andy Mathes, Alderman Bob Pickerell and Economic Development Director James Amos. Excused absence: Don Luddeke, Wayne Reuter and Ritch Alexander.

MINUTES/AGENDA

Motion to approve the Minutes from the previous meeting on August 2, 2018, and this evening's Agenda was made by Peggy Cunningham and seconded by Roger Tracy.
All in favor. 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, September 18, 2018.

COUNCIL REPORT

Zoning Administrator Steve Willaredt stated the City Council concurred with the Plan Commission and approved the petition from Dennis Winn and Leesa Moore at 1410 Niedringhaus Ave, to paint a mural on the rear wall, District zoned: C-4 / Sub-District D-1 Arts & Entertainment.

**PETITIONER: (1) Cynthia Gavilsky-Human Services Development Corp
2016 Madison Ave
Parcel: 22-2-20-19-05-103-003.T00**

The Chair stated this is a request for the City of Granite City Downtown TIF Grant Program Application ADA, Life Safety and other Building Code Compliance related improvements.

Cynthia Gavilsky came forth and addressed the Plan Commission regarding the requests of the more commonly known Coordinated Youth and Human Services, building located at 2016 Madison Ave. After giving a brief history of the building, she explained that the building is in need of handicap accessibility.

Chairman John Janek asked if she had any plans with her.

Cynthia Gavilsky explained that it was all turned in with their application.

Steve Willaredt stated that all of these applications have gone through Economic Development and all the stages required for the TIF Program and that James Amos has done a lot of the ground work.

Chairman John Janek asked if there were any questions.

There was no further comment for or against this petition.

MOTION by Mark Davis and seconded by Shirley Howard to approve the application at 2016 Madison Ave, Coordinated Youth and Human Services, for City of Granite City Downtown TIF Grant Program Application ADA, Life Safety and other Building Code Compliance related improvements presented to this board.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Mary Jo Akeman	Yes	Peggy Cunningham	Yes	Roger Tracy	Yes
Don Scaturro	Yes				

All in favor. Motion carried.

**PETITIONER: (2) Darrell Pellazari-Mad Hatter Muffler
1150 Niedringhaus Ave
Parcel: 22-2-19-24-08-204-003.T00**

The Chair stated this is a request for the City of Granite City Downtown TIF Grant Program Façade Restoration at Mad Hatter Muffler at 1150 Niedringhaus Ave.

Darrell Pellazari addressed the Plan Commission and stated his plans to install new doors and handicap accessibility. Paint the building, to do general clean up and make look like new again.

Chairman John Janek asked if there were any questions.

There was no further comment for or against this petition.

MOTION by Don Scaturro and seconded by Mary Jo Akeman to approve the application at 1150 Niedringhaus Ave, Mad Hatter Muffler, for City of Granite City Downtown TIF Grant Program Application Façade Restoration improvements presented to this board.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Mary Jo Akeman	Yes	Peggy Cunningham	Yes	Roger Tracy	Yes
Don Scaturro	Yes				

All in favor. Motion carried.

**PETITIONER: (3) Tina Hubert-Six Mile Regional Library District
2001 Delmar Ave
Parcel: 22-2-19-24-08-203-024.T00**

The Chair stated this is a request for the City of Granite City Downtown TIF Grant Program Application ADA, Life Safety and other Building Code Compliance related improvements.

Tallin Curran came forth and stated that he will be standing in for Tina Hubert that she is out of the country at this time. He addressed the Plan Commission regarding the requests of the Six Mile Regional Library building located at 2001 Delmar Ave. He explained that the sloped walk that was installed in the previous renovation of the library, they were told a because of the grade of slope no handrails would be needed. They have since found out from many of the patrons, that they would prefer a handrail. Also if someone would approach the sloped walk from another angle, and not paying attention, someone could fall into the sloped walk. They would like to create handholds for patrons with mobility issues and to create a safety rail to prevent accidental falls into the sloped walk.

Chairman John Janek asked if there were any questions.

There was no further comment for or against this petition.

MOTION by Roger Tracy and seconded by Shirley Howard to approve the application at 2001 Delmar Ave, Six Mile Regional Library, for City of Granite City Downtown TIF Grant Program Application ADA, Life Safety and other Building Code Compliance related improvements presented to this board.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Mary Jo Akeman	Abstained	Peggy Cunningham	Yes	Roger Tracy	Yes
Don Scaturro	Yes				

Motion carried.

**PETITIONER: (4) Judy Knapp-The August Garden/Revival/Contract Floral Inc
1300 Niedringhaus Ave
Parcel: 22-2-19-24-08-205-010.T00**

The Chair stated this is a request for the City of Granite City Downtown TIF Grant Program Façade Restoration at Revival at 1300 Niedringhaus Ave.

Judy Knapp addressed the Plan Commission and described the plans to update the façade on the building at 1300 Niedringhaus Ave. She explained that when she originally purchased the building, they began to take the blue colored siding off the front of the building and found nothing but insulation behind it. They added wood, but found that was not working. They would like to replace the façade and windows on the front of the building, and also to add an aluminum awning, in black or dark gray color, to look more modern/industrial style.

Chairman John Janek asked if there were any questions.

There was no further comment for or against this petition.

MOTION by Mary Jo Akeman and seconded by Peggy Cunningham to approve the application at 1300 Niedringhaus Ave, Revival, for City of Granite City Downtown TIF Grant Program Application Façade Restoration improvements presented to this board.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Abstained	Mark Davis	Yes
Mary Jo Akeman	Yes	Peggy Cunningham	Yes	Roger Tracy	Yes
Don Scaturro	Yes				

Motion carried.

NEW BUSINESS

No new business.

UNFINISHED BUSINESS

City Attorney Derek Filcoff read aloud an Ordinance amending Section 5-300 of the Zoning Ordinance No. 3818 of the City of Granite City, Illinois regulating screening, fences, and walls between commercial lots.

MOTION by Mark Davis, second by Don Scaturro to approve the Ordinance amending Section 5-300 of the Zoning Ordinance No. 3818 of the City of Granite City, Illinois regulating screening, fences, and walls between commercial lots.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Mary Jo Akeman	Yes	Peggy Cunningham	Yes	Roger Tracy	Yes
Don Scaturro	Yes				

All in favor. Motion carried.

Motion to adjourn was made by Shirley Howard and seconded by Peggy Cunningham.
All in favor. Motion carried.

Respectfully submitted,
Melanye Weinhoffer
Secretary
Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: September 6, 2018

**PETITIONER: (1) Cynthia Gavilsky-Human Services Development Corp
2016 Madison Ave
Parcel: 22-2-20-19-05-103-003.T00**

MOTION by Mark Davis and seconded by Shirley Howard to approve the application at 2016 Madison Ave, Coordinated Youth and Human Services, for City of Granite City Downtown TIF Grant Program Application ADA, Life Safety and other Building Code Compliance related improvements presented to this board.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Mary Jo Akeman	Yes	Peggy Cunningham	Yes	Roger Tracy	Yes
Don Scaturro	Yes				

All in favor. Motion carried.

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

PLAN COMMISSION ADVISORY REPORT
Hearing Date: September 6, 2018

PETITIONER: (2) Darrell Pellazari-Mad Hatter Muffler
1150 Niedringhaus Ave
Parcel: 22-2-19-24-08-204-003.T00

MOTION by Don Scaturro and seconded by Mary Jo Akeman to approve the application at 1150 Niedringhaus Ave, Mad Hatter Muffler, for City of Granite City Downtown TIF Grant Program Application Façade Restoration improvements presented to this board.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Mary Jo Akeman	Yes	Peggy Cunningham	Yes	Roger Tracy	Yes
Don Scaturro	Yes				

All in favor. Motion carried.

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

PLAN COMMISSION ADVISORY REPORT
Hearing Date: September 6, 2018

**PETITIONER: (3) Tina Hubert-Six Mile Regional Library District
2001 Delmar Ave
Parcel: 22-2-19-24-08-203-024.T00**

MOTION by Roger Tracy and seconded by Shirley Howard to approve the application at 2001 Delmar Ave, Six Mile Regional Library, for City of Granite City Downtown TIF Grant Program Application ADA, Life Safety and other Building Code Compliance related improvements presented to this board.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Yes	Mark Davis	Yes
Mary Jo Akeman	Abstained	Peggy Cunningham	Yes	Roger Tracy	Yes
Don Scaturro	Yes				

Motion carried.

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

PLAN COMMISSION ADVISORY REPORT
Hearing Date: September 6, 2018

PETITIONER: (4) Judy Knapp-The August Garden/Revival/Contract Floral Inc
1300 Niedringhaus Ave
Parcel: 22-2-19-24-08-205-010.T00

MOTION by Mary Jo Akeman and seconded by Peggy Cunningham to approve the application at 1300 Niedringhaus Ave, Revival, for City of Granite City Downtown TIF Grant Program Application Façade Restoration improvements presented to this board.

ROLL CALL VOTE

John Janek	Yes	Shirley Howard	Abstained	Mark Davis	Yes
Mary Jo Akeman	Yes	Peggy Cunningham	Yes	Roger Tracy	Yes
Don Scaturro	Yes				

Motion carried.

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