



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 October 4, 2018

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, October 4, 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, Mary Jo Akeman, Peggy Cunningham, Roger Tracy, Don Scaturro, Wayne Reuter, Ritch Alexander and Frank Orris. Excused absence: Shirley Howard, Mark Davis and Don Luddeke. Also present were: Zoning Administrator Steve Willaredt, Attorney Derek Filcoff, Alderman Dan McDowell and Alderman Tim Elliott.

MINUTES/AGENDA

Motion to approve the Minutes as amended from the previous meeting (September 6, 2018), and this evening's Agenda was made by Mary Jo Akeman and seconded by Peggy Cunningham. 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, October 16, 2018.

COUNCIL REPORT

Dan McDowell stated the City Council concurred with the Plan Commission and approved:

- 1.)TIF Grant Renovation Funding Requests for 2016 Madison Ave-Coordinated Youth-1150 Niedringhaus Ave-Mad Hatter-2001 Delmar-Six Mile Library District-1300 Niedringhaus - Revival
- 2.)Ordinance amending Section 5-300 of the Zoning Ordinance No 3818 of the City of Granite City, Illinois regulation screening, fences and walls between commercial lots

**PETITIONER :(1) Chris & Jennie Percell
2723 E 24th St
Parcel: 22-2-20-17-18-305-307
District Zoned: R-3**

The Chair stated this is a request for a Special Use Permit to allow establishment (formerly Gerber's Catering or Roderick's) to be used for food preparation for the petitioner's food truck and catering business in a District Zoned R-3.

Jennie Percell explained they would like to use the building for a commissary for their food truck and eventually catering and carry out.

Chairman John Janek asked if there were any questions.

Mary Jo Akeman asked where they would park the Food Truck and Jennie Percell stated that it would be parked at the business.

Steve Willaredt stated that at this time the City does not allow the operation of food trucks. After checking with Madison County, food trucks are not allowed in Madison County at this time, but there is a possibility that this will be coming before the County Board around December.

Jennie Percell stated that if this is the case they could always go to the St Louis area.

Mary Jo Akeman articulated that they should really look into this, and err on the side of caution, before investing a lot of time and money.

Steve Willaredt stated that Food trucks have been allowed for special events with approval.

There was no further comment for or against this petition.

MOTION by Don Scaturro, second by Wayne Rueter to approve the petition and allow the establishment at 2723 E 27th Street for food preparation in a District Zoned R-3. All in favor. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Wayne Reuter	Yes
Ritch Alexander	Yes	Frank Orris	Yes		

The Special & Non-Conforming Use Checklist was completed by Commission member Peggy Cunningham.

- a). **Hours of Operation limited to: 9:00 a.m. to 9:00 p.m.**
- b). **Days of operation: 7 days per week.**
- c). **Signage limited to: Must comply with sign ordinance.**
- d). **Screening required: Yes**
- e). **Additional parking required: No**
- f). **Any additional exterior lighting permitted? No**
- g). **Is there a need to address storm water run-off? No**
- h). **Does permit expire with change of ownership and/or use? Yes**
- i). **Is re-application necessary to intensify use? Yes**
- j). **Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes**
- k). **Additional requirements: Dumpster will need screening**

MOTION by Mary Jo Akeman, seconded by Roger Tracy to approve in accordance with the above named conditions and restrictions (Items A thru K). Roll Call vote. All in favor. Motion carried by unanimous consent.

ROLL CALL VOTE

John Janek	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Wayne Reuter	Yes
Ritch Alexander	Yes	Frank Orris	Yes		

NEW BUSINESS

UNFINISHED BUSINESS

Steve Willaredt stated that in 2011 the Plan Commission changed zoning on the ADM property on Cargill Rd from N-2 to C-6 with an R-1 use, but was never brought before the City Council. After speaking with the City Attorney and City Council on October 2, 2018 at the committee meeting, he was confident an Ordinance will be brought before the City Council at the October 16th meeting.

Motion by Wayne Reuter and seconded by Peggy Cunningham to adjourn the Plan Commission meeting. All in favor. Motion carried.

Respectfully submitted,
Melanye Weinhoffer
Secretary,
Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: July 5, 2018

**PETITIONER:(1) Chris & Jennie Percell
2723 E 24th St
Parcel: 22-2-20-17-18-305-307
District Zoned: R-3**

The Chair stated this is a request for a Special Use Permit to allow establishment (formerly Gerber's Catering or Roderick's) to be used for food preparation for the petitioner's food truck and catering business in a District Zoned R-3.

MOTION by Don Scaturro, seconded by Wayne Rueter to approve the petition and allow establishment at 2723 E 27th Street for food preparation in a District Zoned R-3. All in favor. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Wayne Reuter	Yes
Ritch Alexander	Yes	Frank Orris	Yes		

The Special & Non-Conforming Use Checklist was completed by Commission member Peggy Cunningham.

- a). **Hours of Operation limited to: 9:00 a.m. to 9:00 p.m.**
- b). **Days of operation: 7 days per week.**
- c). **Signage limited to: Must comply with sign ordinance.**
- d). **Screening required: Yes**
- e). **Additional parking required: No**
- f). **Any additional exterior lighting permitted? No**
- g). **Is there a need to address storm water run-off? No**
- h). **Does permit expire with change of ownership and/or use? Yes**
- i). **Is re-application necessary to intensify use? Yes**
- j). **Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes**
- k). **Additional requirements: Dumpster will need screening**

MOTION by Mary Jo Akeman, seconded by Roger Tracy to approve in accordance with the above named conditions and restrictions (Items A thru K). All in favor. Motion carried.

ROLL CALL VOTE

John Janek	Yes	Mary Jo Akeman	Yes	Peggy Cunningham	Yes
Roger Tracy	Yes	Don Scaturro	Yes	Wayne Reuter	Yes
Ritch Alexander	Yes	Frank Orris	Yes		

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