



City of Granite City

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Plan Commission Minutes January 5, 2012

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, January 5, 2012, at 7:00 PM.

PLEDGE and SWEAR-IN/COMMENTS

The Pledge of Allegiance was recited and those present in the audience were sworn in. The Chair explained the Plan Commission is a recommending body to the City Council and the Council will make the final determination of the Petitions at their next regularly scheduled meeting on January 17, 2012.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Jack Taylor, Don Luddeke, Frank Greathouse, Mary Jo Akeman, Peggy Cunningham and Jim Smith. Also present were: Aldermen Dan McDowell and Gerald Williams, Assistant City Attorney Laura Andrews, Zoning Administrator Steve Willaredt and Economic Development Director Jon Ferry. Excused absent Commission members: Sandy Crites, Shirley Howard and Mark Davis.

AGENDA / MINUTES

A Motion to approve the Minutes from the previous meeting (November 3, 2011) was made by Jack Taylor and seconded by Peggy Cunningham. Voice vote. All ayes. A Motion to approve the Agenda for this meeting was made by Jack Taylor and seconded by Frank Greathouse. Voice vote. All ayes. The motions carried by unanimous consent.

COUNCIL REPORT

Alderman Dan McDowell stated no report.

PETITION I: Chris and Gina Korte

Parcel: 22-2-20-18-17-304-007

2100 Edison Avenue

Non-conforming Special Use Permit request.

The Chair presented the first Petition: The Korte's request for non-conforming use permit to allow a multi family dwelling in a District zoned single family residential. Chris Korte introduced himself and stated his address is 3410 Fairway Drive, Highland, Illinois. Their proposal is to construct 10-12 single family residential apartments in a building formerly known as St. Joseph's Parochial Grade School.

The following is the Petitioner's response to questions from the Commission:

- a). Yearly lease agreements.
- b). 800 – 900 sq ft. Some apartments will be two bedrooms, some will be one bedroom.
- c). Price range: Tentatively \$500 to \$550.00 per month.
- d). Tenants: 3 or 4 persons. The Zoning Administrator stated the number of people allowed per unit will be determined by Granite City's Occupancy Code Ordinance.

- e). Parking: Petitioner believes there will be ample space. The Zoning Administrator read the Ordinance pertaining to parking spaces and stated that number will be determined upon review of the blueprints (plans) for the apartments.

The Chair called for anyone in the audience that wished to speak in favor of the Petition. No persons came forth. The Chair then called for anyone in the audience that wished to speak against the Petition.

(I). Gerald Williams introduced himself and stated he is the Alderman for this particular Ward and resides at 2417 Dewey Avenue. He objected, stating the building is a block from City Hall and apartments do not fit into this area. He stated he is aware of a Petition signed by 75 people, he is opposed to the proposal and believes there is a better use for the building, other than apartments.

(II). Joe Mode stated he has the Petition in hand. He questioned if there are plans for "green space" and was told if the Petition was approved, "green space" would be included in the Requirements & Conditions.

(III). Doris Butts stated she lives across the street at 2117 Edison Avenue and she is opposed. She stated parking is already congested and street parking will be a problem.

The Zoning Administrator was questioned why a roof permit was issued to the Korte's and was told the new roof permit was issued to protect the integrity of the structurally sound building from weather damage.

The Chair called for further objections. None voiced. He then read a letter from Sharon Ryan who resides at 2059 Cleveland. The letter stated her objections to the petition (Attachment A, available upon request).

MOTION to place on file the letter from Sharon Ryan made by Mary Jo Akeman and seconded by Peggy Cunningham. Voice vote. All ayes. Motion carried by unanimous consent.

MOTION to place on file a copy of the signature petition (to be hand delivered by Joe Mode to the Bldg & Zoning Inspection Department 01-06-2012) was made by Mary Jo Akeman and seconded by Jim Smith. Voice vote. All ayes. Motion carried by unanimous consent.

The Assistant City Attorney explained the circumstances leading to the D-4 Residential Sub-district Zoning for the property. The Zoning had changed from R-3 (single family residential) to D-4 with the passage of Article 15. (Article 15 is the Historical and Architectural Review Commission). She read provisions in Section 15-605 stating HARC boundaries in sub-district D-4, and furthermore, Section 15-620 stating the permitted use is single family housing.

The Zoning Administrator referred to Section 15-1600 Non-conforming Uses - Special Exemption Permit and cited Section 15-1605 stating the provisions for "Special Use Permits". Due to the intensity and unique circumstances of the Korte's request, the Petition was referred to the Plan Commission for hearing. Laura Andrews, the Assistant City Attorney, concurred with this decision.

MOTION by Jack Taylor and seconded by Frank Greathouse to approve the request for Non-conforming Special Use Permit and allow the multi-family complex. Roll Call vote: 3 ayes and 3 noes. The Assistant City Attorney announced the Motion will go to the City Council without a recommendation from the Plan Commission.

MOTION by Mary Jo Akeman and seconded by Peggy Cunningham to apply the following list of Restrictions and Conditions if the Petition is granted by the City Council: Roll Call Vote. All ayes. Motion carried unanimously.

- a. Screening of the Dumpster
- b. Additional Parking required: As determined by the Zoning Administrator.
- c. Additional exterior lighting permitted: yes, but must be directed away from residences and street.
- d. Is there a need to address storm water run-off? No.
- e. Does permit expire with change of ownership and/or use? Yes.
- f. Is re-application necessary to intensify use? Yes.
- g. 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.
- h. Additional requirements: 5% "Green Space" required on lot area.

**PETITION II: Alexis Arosemena
Speedy's New & Used Tires
Non-conforming Special Use Permit
Parcel: 22-2-20-17-18-305-029
2309 Nameoki Road**

Alexis Arosemena introduced himself and stated his home address is 2809 E. 25th Street. His request is to continue to sell tires as the (new) owner of the business. The Zoning Administrator stated there were issues in the past, however, Mr. Arosemena has been enlightened and the property has been cleaned up quite a bit.

The Chair asked for anyone in the audience "against" the request. None were voiced. He then asked for anyone in the audience "for" the petition.

- (a). Gerald Myatt, 31 Oaklawn, Granite City, stated (as property owner) he will make sure Alexis does what he is supposed to and approves the Petition.
- (b). Alderman Gerald Williams stated he has done business with Speedy's Tires and approves of the Petition.

No further discussion. Mary Jo Akeman completed the Checklist for Special & Non-conforming Use Permits:

- a. Hours of Operation limited to: Mon-Sat 8:00 AM to 6:00 PM. Sunday 8:00AM to 3:00 PM
- b. Days of Operation: All week. Sunday thru Saturday.
- c. Signage limited to: Flush Mounted. "As is" on windows is permitted per Zoning Administrator.
- d. Screening required: Yes. Slated fencing to hide tires and between the business and residence.
- e. Additional Parking required: No.
- f. Any additional exterior lighting permitted: Yes, but not toward residences and cannot impede street traffic.
- 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 area to be screened and slated. No stacks of tires on sidewalk.

MOTION by Mary Jo Akeman and seconded by Frank Greathouse to approve the request for a Special Use Permit and allow a commercial tire business in a District Zoned R-3 (residential) with the above listed restrictions. Roll Call vote. All ayes. Motion carried by unanimous consent.

**PETITIONER III: Lamont L. Edwards
Just a Vessel Ministry
Parcels: 22-2-19-24-05-104-001 (Bldg) 22-2-20-05-104-016 (vacant lot)
620 Niedringhaus Avenue**

Mr. Edwards introduced himself and stated his address is 1701 Gross Avenue, East St. Louis, Illinois. His petition request is to allow Church services in a vacant Church building located in a Planned Unit Development District.

Commission member Jack Taylor asked if he had a 501-C3 status and was told, yes. He comes under the Church of God Pentecostal tax exemption status. He is the owner and Pastor, the existing congregation is 25 people with hope to increase that number. No one will reside on premises. There is no secretarial staff, nor will he be there on a daily basis, Pastor Edwards stated he has a day job. No further discussion.

The Checklist for the Special and Non-conforming Use Permit was completed by Mary Jo Akeman as follows:

- a. Hours of Operation limited to: The Hours and Days are not to be restricted. Hours may vary within the stated Church uses (Prayer on Wednesday, Bible Study on Thursday, Church services on Sunday and periodic revivals).
- b. Signage limited to: Flush Mount with approval of the Zoning Administrator.

- c. Screening required: If a dumpster is used, must be screened in.
- d. Additional Parking required: Not necessary with vacant lot for parking across the street.
- e. Any additional exterior lighting permitted: If additional lighting is used it must not impede traffic or face residences.
- f. Is there a need to address storm water run-off? No.
- g. Does permit expire with change of ownership and/or use? Yes.
- h. Is re-application necessary to intensify use? Yes.
- i. 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

Jack Taylor recommended the Church Building and the Vacant Lot be a combined Real Estate package in order to alleviate parking problems in the future. The Chair called for anyone in the audience wishing to comment either "for" or "against" the Petition. None voiced.

MOTION to approve the Petitioner's request and allow a Church Ministry in a District Zoned C-6, Planned Unit Development was made by Frank Greathouse and seconded by Jack Taylor. Roll Call Vote. Motion passed by unanimous consent.

PETITION IV: John Blasingame, Star Realtors
Request is for a Special Use Permit
Parcel: 22-2-20-05-19-403-020
1735 Pontoon Road

John Blasingame introduced himself and stated his home address is 3333 Harvard Place, Granite City. His Petition request is to allow a Real Estate business office in an area zoned R-2 (residential). He stated the present business location, at the corner of Nameoki Road and Garfield Avenue has become too small and he wishes to expand. The Pontoon location has been utilized by two Real Estate Agencies in the past several years. Star Realtors will have only one location and will sell or lease the building located at 1501 Garfield Avenue.

The Zoning Administrator asked the Petitioner if the small building located on the Pontoon property will remain an Insurance Agency and was told yes.

Chairman Janek and Mary Jo Akeman completed the Checklist for Non-conforming Uses as follows:

- a. Primary Hours of Operation: 8:00 AM to 6:00 PM. Appointments may vary outside primary hours.
- b. Primary Days of Operation: Monday thru Saturday. Appointments may vary outside primary days.
- c. Signage limited to: Approximately 6 X 6 ft existing sign permitted.
- d. Screening required: Yes, around dumpster.
- e. Additional Parking required: None required.
- f. Any additional exterior lighting permitted: None required.
- 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.

MOTION by Jack Taylor and seconded by Mary Jo Akeman to approve the Non-conforming Special Use Permit and allow Star Realtors to operate a Real Estate business in a residential district. Roll Call Vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

Tabled to follow Unfinished Business.

UNFINISHED BUSINESS

a). Shapiro Brothers, Division of MW Recycling, 1143 16th Street, review of fence/screening requirement. Greg Shapiro, Vice President of Operations, introduced himself and distributed a three page, black and white, overview of the plant (Attachment C, available upon request).

Mr. Shapiro referred to photos and pointed out the location of his property and the proximity of the Railroad Track on the 16th Street side near his building (page 3). He stressed the Railroad owns the track. He said their Engineers have determined the Railroad owns the fence where he believes the screening is required. Quote, "it's like screening your neighbor's fence". He also stated the screening might be too heavy for the fence and "kickers" may have to be installed. Furthermore, in order to achieve the screening requirement Mr. Shapiro would have to obtain approval from Corporate, MW Recycling in Ohio, and also from the Railroad Company.

The Zoning Administrator stated, at the Plan Commission meeting when Shapiro Brothers initially presented their petition, one of the main arguments of the Commission was no one wanted to see the piles of scrap and an agreement was made for screened fencing, especially on the Niedringhaus side. Mary Jo Akeman recalled there would be no shearing or cutting scrap at the plant, it would be done in Madison.

Discussion/Dispute followed. Zoning Administrator Steve Willaredt agreed to distribute copies of the Original Minutes (2007) to Commission members and parties involved in an effort to determine what was agreed to. The matter will be scheduled for review at the Plan Commission Hearing on March 1, 2012.

MOTION by Jack Taylor and seconded by Jim Smith to bring back Shapiro Brothers, and all parties of interest, for review at the March 1, 2012, regularly scheduled Plan Commission meeting. Roll call vote. All ayes. Motion carried by unanimous consent.

UNFINISHED BUSINESS Continued

b). The Zoning Administrator stated the frontage of the building and the new awnings at Aztec Cleaning Services, located at the corner of 23rd and State Street, look fantastic. He also reported the remodeling of the Cabinet business at 2241 Madison Avenue looks very good too.

c). **Building Appearance Standards** for the City of Shiloh, Illinois submitted by Jon Ferry, Economic Development Director, will be reviewed at the next meeting scheduled for February 2, 2012.

d). **Junk/Scrapyards** will be included for review at the February 2, 2012 meeting.

NEW BUSINESS

None.

No further discussion. Motion to adjourn by Jack Taylor and seconded by Peggy Cunningham. All ayes.

Respectfully submitted,

Barbara Hawkins

Recording Secretary

PLAN COMMISSION ADVISORY REPORT

Hearing Date: January 5, 2012

**PETITIONER: Chris & Gina Korte
2100 Edison Avenue
Non-conforming Special Use Request**

1st MOTION to place on file an opposition letter from Sharon Ryan made by Mary Jo Akeman and seconded by Peggy Cunningham.

Voice Vote

John Janek	Yes	Mary Jo Akeman	Yes
Jack Taylor	Yes	Peggy Cunningham	Yes
Don Luddeke	Yes	Jim Smith	Yes
Frank Greathouse	Yes		

Motion Carried unanimously.

2nd MOTION to place on file a copy of the neighborhood resident's Petition completed by Joe Mode was made by Mary Jo Akeman and seconded by Jim Smith.

Voice Vote

John Janek	Yes	Mary Jo Akeman	Yes
Jack Taylor	Yes	Peggy Cunningham	Yes
Don Luddeke	Yes	Jim Smith	Yes
Frank Greathouse	Yes		

Motion Carried unanimously.

3rd MOTION by Jack Taylor and seconded by Frank Greathouse to approve the request for a Non-conforming Special Use Permit and allow a multi-family complex in a single family residential zone.

Roll Call Vote

John Janek	Yes	Mary Jo Akeman	No
Jack Taylor	Yes	Peggy Cunningham	Abstain
Don Luddeke	No	Jim Smith	No
Frank Greathouse	Yes		

3 ayes 3 noes: Motion will go to Council without recommendation.

4th MOTION by Mary Jo Akeman and seconded by Peggy Cunningham to recommend the City Council apply the following restrictions if the Petition is granted.

- a. Screening of the Dumpster
- b. Additional Parking required: As determined by the Zoning Administrator. .
- c. Additional exterior lighting permitted: yes, but must be directed away from residences and street.
- d. Is there a need to address storm water run-off? No.
- e. Does permit expire with change of ownership and/or use? Yes.
- f. Is re-application necessary to intensify use? Yes.
- g. 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.
- h. Additional requirement: 5% "green Space" required on lot area.

PLAN COMMISSION ADVISORY REPORT, Continued

**PETITIONER: Alexis Arosemena
Speedy's Tires
2309 Nameoki Road
Non-conforming Special Use Permit**

MOTION by Mary Jo Akeman and seconded by Frank Greathouse to approve the request for a Non-conforming Special Use Permit and allow a retail tire sales business in a District zoned R-3 with following restrictions:

- a. Hours of Operation limited to: Mon-Sat 8:00 AM to 6:00 PM. Sunday 8:00AM to 3:00 PM
- b. Days of Operation: All week. Sunday thru Saturday.
- c. Signage limited to: Flush Mounted. "As is" on windows is permitted per Zoning Administrator.
- d. Screening required: Yes. Slated fencing to hide tires and between the business and residence.
- e. Additional Parking required: No.
- f. Any additional exterior lighting permitted: Yes, but not toward residences and cannot impede street traffic.
- 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 area to be screened and slated. No stacks of tires on sidewalk.

Roll Call Vote

John Janek	Yes	Mary Jo Akeman	Yes
Jack Taylor	Yes	Peggy Cunningham	Yes
Don Luddeke	Yes	Jim Smith	Yes
Frank Greathouse	Yes		

Motion Carried unanimously.

**PETITIONER: Lamont L. Edwards
Just a Vessel Ministry
620 Niedringhaus Avenue
Church Services in a District Zoned C-6 P.U.D.**

MOTION to approve Petitioner's request and allow a Church Ministry in a District Zoned C-6 Planned Unit Development made by Frank Greathouse and seconded by Jack Taylor with the following restrictions:

- a. Hours of Operation limited to: The Hours and Days are not to be restricted. Hours may vary within the stated Church uses (Prayer on Wednesday, Bible Study on Thursday, Church services on Sunday and periodic revivals).
- b. Signage limited to: Flush Mount with approval of the Zoning Administrator.
- c. Screening required: If a dumpster is used, must be screened in.
- d. Additional Parking required: Not necessary with vacant lot for parking across the street.
- e. Any additional exterior lighting permitted: If additional lighting is used it must not impede traffic or face residences.
- f. Is there a need to address storm water run-off? No.
- g. Does permit expire with change of ownership and/or use? Yes.
- h. Is re-application necessary to intensify use? Yes.
- i. 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.

PLAN COMMISSION ADVISORY REPORT, Continued

Roll Call Vote

John Janek	Yes	Mary Jo Akeman	Yes
Jack Taylor	Yes	Peggy Cunningham	Yes
Don Luddeke	Yes	Jim Smith	Yes
Frank Greathouse	Yes		

Motion Carried unanimously.

**PETITIONER: John Blasingame
Star Realtors
1735 Pontoon Road
Non-conforming Special Use Permit**

MOTION by Jack Taylor and seconded by Mary Jo Akeman to approve the request to allow a Real Estate Commercial Business in a District Zoned R-2 with the following restrictions:

- a. Primary Hours of Operation: 8:00 AM to 6:00 PM. Appointments may vary outside primary hours.
- b. Primary Days of Operation: Monday thru Saturday. Appointments may vary outside primary days.
- c. Signage limited to: Approximately 6 X 6 ft existing sign permitted.
- d. Screening required: Yes, around dumpster.
- e. Additional Parking required: None required.
- f. Any additional exterior lighting permitted: None required.
- 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.

Roll Call Vote

John Janek	Yes	Mary Jo Akeman	Yes
Jack Taylor	Yes	Peggy Cunningham	Yes
Don Luddeke	Yes	Jim Smith	Yes
Frank Greathouse	Yes		

Motion Carried unanimously.

REVIEW:

**Greg Shapiro
Shapiro Brothers, Division of MW Recycling
1143 16th Street
Review of Fence / Screening Requirements**

MOTION by Jack Taylor and seconded by Jim Smith to bring Greg Shapiro (Shapiro Brothers) and all parties of interest for review of the fence & screening requirement at the March 1, 2012 Plan Commission meeting.

Roll Call Vote

John Janek	Yes	Mary Jo Akeman	Yes
Jack Taylor	Yes	Peggy Cunningham	Yes
Don Luddeke	Yes	Jim Smith	Yes
Frank Greathouse	Yes		

Motion Carried unanimously.