



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

August 4, 2011

Steve Willaredt, Zoning Administrator, called the Commission to Order at 7:00 PM on August 4, 2011, and announced Sharon Ryan, Chairperson, submitted her resignation effective immediately (letter attached) and the first order of business would be to elect a new Chairperson. The Administrator called for nominations:

MOTION by Don Luddeke and seconded by Jim Smith to nominate John Janek for Chairman of the Plan Commission. **MOTION** by Shirley Howard and seconded by Peggy Cunningham to elect Sandy Crites as Chairman. Show of hands: 4 votes for John Janek and 2 votes for Sandy Crites. (Nominees abstained). John accepted the nomination and began the meeting as the Chairman. The Chair recommended Ms. Ryan be sent a letter of gratitude and a plaque for her achievement.

MOTION by Mark Davis and seconded by Jack Taylor to present a letter and plaque to Ms. Ryan. Roll Call vote. All ayes. Motion carried by unanimous consent.

CALL TO ORDER

Chairman John Janek called the meeting of the Plan Commission to Order on Thursday, August 4, 2011, at 7:10 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 at their next meeting scheduled on August 16, 2011.

ATTENDANCE/ROLL CALL

Members Present: Sandy Crites, John Janek, Shirley Howard, Mark Davis, Jack Taylor, Don Luddeke, Peggy Cunningham and Jim Smith. Excused absences: Frank Greathouse and Mary Jo Akeman. Also present were: Aldermen Dan McDowell, Ron Simpson, Paul Jackstadt and Zoning Administrator Steve Willaredt.

MINUTES

A motion to approve the Minutes from the previous meeting (July 7, 2011) was made by Don Luddeke and seconded by Shirley Howard. Roll Call Vote. All ayes. Motion carried by unanimous consent.

AGENDA

A motion to approve this evening's agenda was made by Jack Taylor and seconded by Jim Smith. Roll Call Vote. All ayes. Motion carried by unanimous consent.

COUNCIL REPORT

Alderman Dan McDowell reported the following Petitions were approved and passed by the City Council on July 19, 2011:

- 1). Garden Gate Tea Room
839 Niedringhaus Avenue - Expansion request
- 2). Child Care Center
620 Niedringhaus Avenue - Petition for Special Use
- 3). ILMO Products Company
1096 Geil Drive - Business use request

**PETITIONER (1): Bi-State Glass Coatings
Randy & Sandy Heuser
1509 Pontoon Road**

A color rendering and blueprints of the proposed building were distributed to the Commission (Attachment A, available upon request).

Randy Heuser introduced himself, his wife Sandy, and his architect, Joe Dale. He stated he has been a resident of Granite City all of his life, except for a couple of years. His proposal is to construct a 3,700 sq. ft. steel engineered building at 1509 Pontoon Road. He has served the St. Louis metropolitan area for 25 years specializing in glass tinting, shades and decorative window films. Mr. Heuser has chosen this location to relocate his business and plans to lease a part of the building to another tenant.

The architect and owner of Joe Dale Architectural Services introduced himself and stated he is the architect for Bi-State's proposed building. He said the property is located on the Northeast intersection of Pontoon and Nameoki Roads. The west elevation faces Nameoki Road and that will be the front elevation of the building.

The Heuser's have elected to construct a pre-engineered building system and to be in compliance with the City Ordinance requiring a front façade to be a minimum of 30% of non-metal components, he explained the west elevation site, (building frontage) will be constructed using a 32 inch brick wainscot up to the bottom of the windows, the storefront and the tenant entries will be aluminum and glass with canvas awnings over each entrance. The arrangement you see in Attachment "A" is 43% of non-metal components on the façade.

The Chair called for anyone in the audience to speak for or against the proposal. No comments were voiced.

Discussion followed concerning the proximity of the overpass retaining walls and water drainage. The wall, nor the storm drainage are concerns, the water can be controlled and piped.

The Zoning Administrator asked Mr. Heuser of his intent for a sign. He stated he allowed the free standing (pole) sign to be used, temporarily, while awaiting Petition approval and construction. The present Ordinance states the sign must be removed. Mr. Heuser stated he wished to utilize the sign and he would maintain it. Mr. Heuser stated his potential tenant liked the sign and leasing part of the building is contingent upon that issue.

MOTION by Sandy Crites and seconded by Peggy Cunningham to approve the Petition by Bi-State Glass Coatings for a non-conforming special exemption permit and allow for construction of a pre-engineered steel building as presented, with the stipulation the free standing (pole) sign be removed as per Ordinance. Roll Call Vote. All ayes. Motion passed by unanimous consent.

**PETITIONER (2): Respi-Link
Danny Cox
2113 Johnson Road**

Danny Cox, business owner of a Durable Medical Equipment (DME) Distributorship, presented his request to relocate his business from 2301 State Street to 2113 Johnson Road. Discussion followed. Sandy Crites asked what type of medical equipment is distributed. Mr. Cox replied three things in particular, but they do a lot more than that.

- 1). Provide oxygen to the Granite City area.
- 2). Provide ambulatory equipment: wheelchairs, crutches and walkers, and
- 3). Provide therapy supplies

Mr. Cox also provides a 24 hour emergency service. He is on call via an answering service with a medical board. His business is compliant with an accredited agency known as The Joint Commission. They are a watchdog agency with strict requirements regarding regulations i.e. oxygen.

The following checklist was completed:

- a). Hours of Operation: 9:00AM - 9:00 PM
- b). Days of Operation: Monday thru Saturday
- c). Signage limited to: Flush Mounted or Monument (see item k).
- d). Screening Required: No
- e). Additional Parking required: None required
- 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:
 - (1) Present free standing sign may be used, contingent upon pole cut down to a maximum height of 7 ft. (maximum height allowable) within 90 days.
 - (2) Business Name Change – may change from Respi-Link to Crown Medical Equipment.

Jack Taylor questioned size of delivery trucks required for the supplies. Mr. Cox replied, typically, most deliveries will be by Federal Express or UPS. He will not use Rose Lane as a path of entry or delivery.

MOTION by Mark Davis and seconded by Jim Smith to approve the Petition for a Special Exemption Permit and allow the Medical Supply business with the above named restrictions and particularly item k, numbers 1 & 2. Roll Call Vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

Parking Ordinance. Representative, Jon Ferry, Economic Development Director, not present to give a report.

UNFINISHED BUSINESS

a). **Junk/Scrap Yards** – Commission member Jim Smith excused himself due to conflict of interest.

Member Sandy Crites asked to voice her concern about the increase in junk and scrap yard type businesses especially along Route 3. She explained this situation; per Ordinance, they are allowed to come in under manufacturing with no control on the content, nor the number of junk and scrap businesses allowed. She recommends limiting the number of junk and scrap yards and requiring those businesses to obtain a Special Use Permit from the Plan Commission.

MOTION by Sandy Crites and seconded by Jack Taylor to recommend the Zoning Ordinance be changed to limit the number junk/scrap yards and that they be required to obtain a Special Use Permit. Roll Call vote. All ayes. Motion carried by unanimous consent.

b). Green space requirements.

Discussion followed concerning the use of green space on parking lots and the Commission agreed there should be green space.

MOTION by Sandy Crites and seconded by Shirley Howard to amend the Ordinance to require 5ft. of green space on parking lots coming up to the sidewalks and streets. Roll Call vote. All ayes. Motion carried.

A Motion to adjourn made by Sandy Crites and seconded by Peggy Cunningham. All ayes. Motion carried.

Respectfully submitted,

Barbara Hawkins

Recording Secretary

Sharon L. Ryan
2059 Cleveland Blvd.
Granite City, IL 62040

July 18, 2011

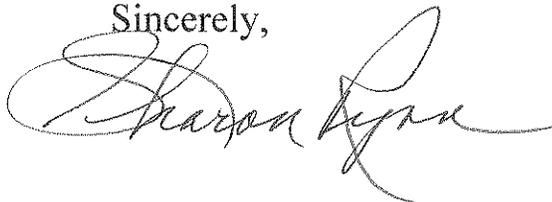
City of Granite City
Building & Zoning – Steve Willaredt
Plan Commission
2000 Edison
Granite City, IL 62040

Plan Commission & Steve Willaredt:

At this time, I am resigning as Chairman and member of the Plan Commission. During the approximately 15 years I have been involved with this group, we have accomplished more than I ever expected that we could do for the City of Granite City. Our decisions, put into ordinance by the City Council, have made many much-needed changes in Granite City.

I have enjoyed being on this commission and working with everyone involved.

Sincerely,

A handwritten signature in cursive script that reads "Sharon Ryan". The signature is written in black ink and is positioned below the word "Sincerely,".

PLAN COMMISSION ADVISORY REPORT

Hearing Date: August 4, 2011

**PETITIONER: Randy & Sandy Heuser
Bi-State Glass Coatings
1509 Pontoon Road**

MOTION by Sandy Crites and seconded by Peggy Cunningham to allow construction of a pre-engineered steel building, with stipulation that free standing (pole) sign be removed as per Sign Ordinance. Zoned C-5.

Roll Call Vote

John Janek	Yes	Jack Taylor	Yes
Sandy Crites	Yes	Don Luddeke	Yes
Shirley Howard	Yes	Peggy Cunningham	Yes
Mark Davis	Yes	Jim Smith	Yes

Motion Carried unanimously.

**PETITIONER: Dan Cox
Respi-Link
2113 Johnson Road**

MOTION by Mark Davis and seconded by Jim Smith to approve the Petition for a Special Use Permit and allow a Medical Supply Distributorship in a District Zoned R-1 with following restrictions:

The following checklist was completed:

- a). Hours of Operation: 9:00AM - 9:00 PM
- b). Days of Operation: Monday thru Saturday
- c). Signage limited to: Flush Mounted or Monument (see item k).
- d). Screening Required: No
- e). Additional Parking required: None required
- 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:
 - (1) Present free standing sign may be used, contingent upon pole cut down to a maximum height of 7 ft. (maximum height allowable) within 90 days.
 - (2) Business Name Change – may change from Respi-Link to Crown Medical Equipment.

MOTION by Sandy Crites and seconded by Jack Taylor to recommend the Zoning Ordinance be changed, limiting the number of junk/scrap yards allowed in Granite City and add the requirement that Special Use Permit for junk/scrap yards be approved by the Plan Commission.

MOTION by Sandy Crites and seconded by Shirley Howard to amend the Ordinance and require 5 ft. of "green space" on all parking lots, coming up to the sidewalks and streets.