



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 5, 2013

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, September 5, 2013, at 7:00 PM.

PLEDGE The Pledge of Allegiance was recited.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Mark Davis, Jack Taylor, Don Luddeke, Frank Greathouse, Mary Jo Akeman, Peggy Cunningham, Jim Smith and Mike Spanberger. Also present: Alderman Dan McDowell, Assistant City Attorney Laura Andrews, Zoning Administrator Steve Willaredt and Economic Development Director Jon Ferry. Excused absence: Andy Mathes.

MINUTES/AGENDA

A Motion to approve the Minutes from the previous meeting (June 6, 2013) and this evening's Agenda was made by Jack Taylor and seconded by Mary Jo Akeman. Voice vote. All ayes. Motion carried.

COUNCIL REPORT

Alderman Dan McDowell reported the City Council concurred with the Commission and approved (1) the establishment of a Thrift Shop at 2700 Edwards Street and (2) proposed changes to the telecommunications tower at Gateway Regional Hospital.

CHAIR COMMENTS

There was no one present representing The EventLine, a/k/a Experiencing Imagination; however, the Chair stated for the record, the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their meeting scheduled on September 17, 2013.

The Chair read a letter addressed to the Mayor dated August 5, 2013, from Commission member, Jim Smith, announcing his resignation, effective following this evening's Plan Commission meeting (Attachment A, copy available upon request).

The Chair presented a Plaque from the Mayor, City Council and the Commission recognizing his loyalty and dedication. Alderman Dan McDowell reiterated Jim has been a loyal and conscientious individual; both in his capacity as an Alderman as well as serving on the Plan Commission. He congratulated him for his service to the City and stated "job well done!"

REFERENCE / The EventLine Petition:

**3039 Nameoki Drive
Special Use Permit: Business in a R-2 (residential) District**

The Chair stated an appeal by Steve Willaredt (Zoning Administrator) was made to bring back to the Commission the EventLine for review because the business is not, and has not been in compliance and has become a nuisance.

Mr. Willaredt reported the business Petitioned the Commission in 2008 or 2009 to establish a business in a residential district. Since that time there have been numerous complaints by residents, violations of tractor trailer usage on residential streets, unsightly trash and debris issues, four-wheeling, noise disturbance and disrespect to residents who have made their home in that vicinity. The Zoning Administrator distributed 4 color photographs taken today prior to this meeting (Attachment B, copies available upon request) showing the debris all around the premises.

In speaking with the City Clerk, the Administrator learned the business has been operating without a business license for three years and they failed to respond to the letters sent by the City Clerk's office.

Due to the blatant disregard of all of the above named issues and more specifically the issue of oversized tractor trailer trucks on the street, posing the threat to the sewer system, plus the fact they are operating without a business license, Mr. Willaredt requested the Commission revoke the permit. Discussion followed.

MOTION to Revoke the Special Use Permit for EventLine, located at 3039 Nameoki Drive, was made by Mark Davis and seconded by Jim Smith. Roll call vote. All ayes. Motion carried by unanimous consent.

Alderman McDowell asked, "what is the next step"? The Zoning Administrator answered that with the assistance of Laura Andrews, Assistant City Attorney, a letter will be sent to EventLine, giving them notice to "cease and desist" their business operation. The Zoning Administrator will follow through with a "red tag" to be placed on the property preventing occupancy. This procedure, or plan to move forward, is contingent upon the City Council's concurrence, which could be decided at their next Council Meeting.

NEW BUSINESS

None voiced.

UNFINISHED BUSINESS

(1): Article 12

Lincoln Place Planned Unit Development

Assistant City Attorney, Laura Andrews, referred to the draft of Article 12, Lincoln Place P.U.D. and requested a final Commission decision to take back to the City Council for consideration of final passage.

MOTION by Peggy Cunningham and seconded by Michael Spanberger to approve the draft of Article 12, Lincoln Place, dated June 25, 2013. Roll call vote. All Ayes. Motion carried by unanimous consent.

(2): Article 3

The Assistant City Attorney, Laura Andrews introduced the current draft of Article 3 "Design and Appearance Standards". Discussion followed. Mike Spanberger questioned the boundaries and Laura referred to Article 3, Section 1601-B (Accountability) which states as follows: "This section applies to new construction in the Nameoki Road business district".

Mr. Ferry announced CVS Pharmacy was approved this evening. They will be locating on the corner of Johnson and Nameoki Roads. Jon questioned the members of the Commission, whether or not there is a preference to proceed with Article 3 or to utilize guidelines in the Commercial Design Handbook.

Mary Jo Akeman commended Jon Ferry and the Assistant City Attorney for all of their work; however, believes a stronger word than "guideline" is necessary. Jon continued by saying he has had conversations with the City Attorney; has since networked with the City of O'Fallon, Illinois and with that in mind, came up with the Commercial Design Handbook. Upon receipt of copies of the handbook, the secretary for the Commission mailed out copies to the members for their review; however, the timing was too late for placing on the Agenda.

Chairman Janek suggested the Memorandum of Record dated August 29, 2013, and copies of the "Commercial Design Handbook", be tabled and placed on the Agenda for review at the next regularly scheduled meeting on October 4, 2013.

Jon Ferry mentioned some cities have chosen to place their corridors in Planned Unit Development Districts. For instance, Nameoki Corridor could be zoned to a classification of C-6 PUD. The Assistant City Attorney stated alot is involved in order to re-zone a district and may take six months to a year to finalize.

Discussion followed concerning needs for economic development, guidelines, ordinances, design, desired materials and green space. The Commission concurred timeliness is a major issue.

MOTION by Mark Davis and seconded by Frank Greathouse to incorporate Article 3 with the Commercial Design Handbook / Guideline for the Nameoki corridor and table the review for the October 3, 2013, meeting. Voice vote. All ayes. Motion carried by unanimous consent.

No further business.

MOTION to adjourn by Mary Jo Akeman and seconded by Michael Spanberger. All; ayes.

Respectfully submitted,
Barbara Hawkins
Recording Secretary
Plan Commission

PLAN COMMISSION ADVISORY REPORT

Hearing Date: September 5, 2013

RE: REVIEW of PETITION - The EventLine
3039 Nameoki Drive (District Zoned R-2)

MOTION by Mark Davis and seconded by Jim Smith to revoke the Special Use Permit granted to The EventLine due to the numerous complaints, violations and issues of non-compliance. The establishment is deemed a nuisance.

ROLL CALL VOTE

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

All ayes. Motion carried by unanimous consent.

REFERENCE: City of Granite City Ordinance
Article 12 Lincoln Place
Planned Unit Development

MOTION by Peggy Cunningham and seconded by Michael Spanberger to approve the draft of Article 12, Lincoln Place PUD.

ROLL CALL VOTE

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

All ayes. Motion carried by unanimous consent.

REFERENCE: City of Granite City
Article 3 & Commercial Design Handbook (Guideline)

MOTION by Mark Davis and seconded by Frank Greathouse to incorporate Article 3 with the Commercial Design Handbook for the Nameoki Corridor and table a review at the next Plan Commission meeting (October 3, 2013).

VOICE VOTE.

All ayes. Motion carried by unanimous consent.
