



# 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 April 2, 2009*

### **CALL TO ORDER**

The meeting of the Plan Commission was called to Order on April 2, 2009, at 7:00 PM.

### **PLEDGE, SWEAR-IN & COMMENTS**

Chair Ryan swore in those present and explained the Plan Commission is a recommending body to the City Council and the Council will make the final determination at the next City Council meeting.

### **ATTENDANCE/ROLL CALL**

Members Present: Sandy Crites, Frank Greathouse, John Janek, Sharon Ryan, Jack Taylor, Ben Ward and Nick Ryan. Excused were: Mark Davis, Mark Wilson and Don Luddeke.

Also present were: Alderman Dan McDowell, Alderman Jim Smith and Assistant City Attorney Laura Andrews.

### **APPROVAL OF MINUTES & AGENDA**

A motion to approve the Minutes (March 5, 2009) and the Agenda was made by John Janek and seconded by Nick Ryan. All ayes. Motion carried.

### **COUNCIL REPORT**

Alderman Dan McDowell reported all of the recommendations to the City Council were approved.

### **PETITION**

#### **a). Jason Sandberg**

**2153 Edison Avenue**

Petitioner Jason Sandberg, 128 Columbia Avenue, Edwardsville, Illinois presented his request for property he has owned for 3 years, to revert back to a two family dwelling. The proposed plan is to keep the front house as is; and rehab and convert the 1,400 sq. ft. garage into an art studio and apartment.

Mr. Sandberg presented the Commission with a rendering of the floor plan, the proposed rehab to the garage and plans to bring it up to code for an apartment. Discussion followed.

The zoning administrator was asked why this commission was presented the petition. He replied, at the time of the application, the property was located in the (old) downtown Planned Unit Development (PUD) district. This location now falls under the downtown Historical & Architectural Review Commission (HARC), a commission that is in the "infant" stage of operation.

Attorney Laura Andrews determined the Petitioner's request is actually for a Special and Non-conforming Use Exemption in P.U.D.

There was no one in the audience to voice being for, or against, the Petitioner's request for a combination art studio and living quarters. The Zoning administrator stated he has no problem with the art studio and apartment as long as the owner brings the building up to code.

Further discussion. The Chair recognized the Petition was inadvertently written as a re-zoning request (re-zoning requests require at least 5 acres, which Petitioner does not have). The Petitioner then amended his Petition to be considered as a Special Use request.

**MOTION** by John Janek and seconded by Frank Greathouse to allow the Special Use Permit with the following restrictions:

The front structure to remain single family rental, the rear structure to become an art studio and living quarters.

- a. Hours of operation limited to: N/A
- b. Days of operation: N/A
- c. Signage limited to: None
- d. Screening required: N/A
- e. Additional parking required: N/A
- 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). The studio living quarters needs fire wall separation between the living quarters and garage.
  - 2). The plumbing and sewer system needs to be completed and a complete bathroom is required.
  - 3). Forced air heating system required.
  - 4). Minimum 100 AMP electrical service required.
  - 5). The Bedroom must be a minimum of 70 sq. ft.
- l. Petitioner must purchase the necessary permits required
- m. Petitioner is to return in 6 months for a review of compliance and restrictions.

***ROLL CALL VOTE: MOTION PASSED UNANIMOUS***

Mrs. Crites asked the Petitioner if he felt he could meet the restrictions and requirements within six months. Mr. Sandberg answered, yes. She reiterated to the Petitioner that if (the occupant) in the back studio living quarters is not an artist, then this particular property is to come back before the commission.

**MOTION** by Sandy Crites and seconded by John Janek to *place on file* the amended *Petition* submitted by the J.E.Sandberg, dated 02 April 09, and also the *sketch of his art studio and living quarters*.

***ROLL CALL VOTE. MOTION PASSED UNANIMOUS.***

**PETITION**

**b). Red E Mix**

**Northwest corner of St. Thomas Road**

Mr. Cas Sheppard introduced himself and Coey Daniels, both are from the engineering firm of Sheppard, Morgan & Schwab. They are representatives of Tri Vision Partnership, landowners, along with Willaredt Acres, (an affiliate of Tri Vision) and are requesting preliminary and final approval for development of a five acre tract in a M-4 Industrial district. The proposed use is a concrete dry batch plant, Red E Mix, and is to be located at the northwest end of St. Thomas Road. Mr. Sheppard then introduced Dave Schwend of Red E Mix to explain the proposed dry batch concrete plant.

Mr. Schwend stated the plant will be your standard ready mix plant with two silos, which will go 50 ft. up into the air, conveyor belts, with dust re-claimers (filters). The plant will abide by OSHA rules. The construction plans for the site consists of paving the road on the site itself. The developing schedule is to begin in May, 2009 and finish in June, 2009.

Coey Daniels, explained the storm water drain management will be a typical stormwater detention basin, with a trap to hold sediment and will essentially be set up as a dry basin.

Cas Sheppard wanted the Commission to know that an archeological study has already been completed at that site.

Sandy Crites noticed what appeared to be homes, toward the west on the map and questioned the distance between the plant and the homes. The reply was, approximately 1,500 feet or three city blocks.

The Chair called for anyone in the audience that was either for or opposed to this petition. None were voiced.

**MOTION** by Jack Taylor and seconded by John Janek to *place on file the letter from Ron Keepes*, Juneau and Associates, dated April 2, 2009 (Job #E-080211) regarding *Drainage Calculations Review*.

***ROLL CALL VOTE. MOTION PASSED UNANIMOUS.***

**MOTION** by Nick Ryan and seconded by Ben Ward to accept the proposal by Red E Mix for development of the (dry batch) Concrete Plant with provisions as follows:

- a). The standard hours of operation will be 6AM to 6 PM, 7 days a week.
- b). The plant is expected to have up to 10 employees.
- c). The site will be secured by an 8 ft. chain link fence with roller gates at the two entrances as shown on the preliminary plan.
- d). Site pavement to be 8 inches thick of non-reinforced concrete.
- e). Site will be lighted by building mounted lights only. No light poles are anticipated.
- f). Traffic is expected to be up to 15 concrete trucks per hour at peak operation.
- g). The site will have one 4 X 8 sign mounted on the exterior fence near the eastern most entrance.
- h). Waste services will be provided by a main dumpster near the rear of site.
- i). A fuel tank will be on site to provide fuel for the concrete mixer trucks.

***ROLL CALL VOTE. MOTION PASSED UNANIMOUS.***

### **PETITION REVIEWS**

- a). G. C. Passenger Terminal  
1106 Niedringhaus Avenue

Mr. Ben Butterworth, 2667 Lewis Lane, Villa Ridge, Missouri, introduced himself as spokesman to answer questions concerning the review of Rail Park, GC Passenger Terminal. He reported progress as slow. The first snag was when tracks were to be put on top of the concrete structure and because of drainage issues, they decided to cut out sections of the concrete. They then discovered Granite Works buried cisterns, smokestack foundations, ovens, literally everything and then simply walked away leaving no record of what is buried where.

He reported two tracks are in and they are presently working on the next three tracks and straightening out the lead. The tractors are back from the winter and they are preparing for the second dig. The power and wiring should be completed by the end of summer. Six inches of old roof will have to be replaced, the window panes repaired and general clean up made.

The Zoning Administrator asked how many tracks are they planning to utilize. Mr. Butterworth reported nine toward Niedringhaus with leads toward the Lilley Building. The Petitioners want to acquire the Lilley Building for use as indoor warehouse/storage.

The Administrator questioned the old cars and asked when they are going to be refurbished, and why did they come here from Madison. The reply was they will return to Madison and until that time they will try to hide them.

The final issue which the Administrator addressed is fencing; he stated the fence on Niedringhaus is very nice, however, is there intent to continue with it? Mr. Butterworth stated, the plan is to wrap it all the way around 16<sup>th</sup> Street, going down to the front of the warehouse and then come up to the dock. That is an area that will need to be filled in at some point in time.

Sandy Crites Returned to the issue of the old cars to be refurbished and requested a specific time frame: "ASAP?...A month?... Two months?" Mr. Butterworth agreed two months, or 60 days, should be ample time to have them moved.

Ms. Crites questioned the number of proposed platforms. Mr. Butterworth answered, two. The front rail park and one in the back end. The one in the back end will be opened only at certain times for viewing. The proposed plan is 5 rails, a platform, 2 rails and another platform and 2 more rails. He had no estimate of time to complete the fill-in of the ground because he does not know what they will find (when they dig). The plan is, however, is to be opened to the public by the end of this summer.

**MOTION** by John Janek, seconded by Ben Ward to bring G.C. Passenger Terminal back to the committee in *six months for review*.

**ROLL CALL VOTE. MOTION PASSED UNANIMOUS.**

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b). Ted Meeker

Ralph Building located at 1200/08 Niedringhaus

Mr. Ted Meeker responded to questions asked by the Zoning Administrator. There are presently no tenants in the building. Regarding renovations: The roof on the lower portion which was leaking has been replaced, four of the seven windows in the commercial space have been replaced, he has completely remodeled 1202 and 1206 Niedringhaus. He had two tenants move in only to move out within the six months.

He has made three trips to Paducah, Kentucky and spoke with numerous artists about small commercial space leases. Mr. Meeker stated the storefront areas have been brought up to code as far as Electric, Mechanical and Plumbing. There has been some interest in an upscale antique business. He is on Craig's list in his search for tenants. Sandy Crites requested he have the building made more presentable; painting and general clean up would be visible signs of improvement.

**MOTION** by John Janek, seconded by Ben Ward to bring Mr. Meeker back for a *six month review* of the Ralph Building.

**ROLL CALL VOTE. MOTION PASSED UNANIMOUS.**

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c). Shapiro Brothers  
1801 Benton Street

Greg Shapiro introduced himself as spokesman. He reported two of the three buildings have been torn down. The third is held off because that is where the (electric) power comes from. Ameren, after waiting six months, finally approved the plan for a sub-station. Work on the sub-station started with underground conduit for an 800 AMP, 3 phase electric system.

The impact of the weather and the decline in the steel industry has slowed them considerably.

He reported they have fenced in the sub-station and constructed a \$100,000.00 scale. They have worked with the city for approval to use 16<sup>th</sup> Street as an entrance to the plant and have cooperated with the City on the re-pavement of Cleveland Boulevard by re-routing trucks.

Their need to improve security was been met with the installation of elaborate lazer beams, television cameras, and extra lights which face the Passenger Railway side, privacy screening is completed and they have changed the shipping address to be on the 16<sup>th Street</sup> side, so map directions could be "googled" on line.

The most difficult task has been keeping up with the security issues, however, Mr. Shapiro and his brother continue to have great hopes for the facility.

**MOTION** by John Janek, seconded by Jack Taylor to have Shapiro Brothers *return for a six month review* of 1801 Benton.

**ROLL CALL VOTE. MOTION PASSED UNANIMOUS.**

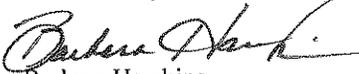
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**NEW BUSINESS**

Revised Zoning Articles, numbers 5 and 7, were distributed to the Committee.

**Motion to adjourn** by Sandy Crites and seconded by Frank Greathouse. **All ayes.**

Submitted by,

  
Barbara Hawkins  
Recording Secretary

**PLAN COMMISSION ADVISORY REPORT**

**PETITIONER: Jason Sandberg**

**LOCATION: 2153 Edison**

**REQUEST: P.U.D. Special Use Permit – Convert garage to living quarters and art studio**

**HEARING DATE: April 2, 2009**

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**Jason Sandberg  
Downtown - P.U.D.  
2153 Edison Avenue**

**MOTION** by Janek and seconded by Greathouse to allow the Petitioner a Special Use Permit. The rear structure is to be converted to living quarters and art studio with the following restrictions:

- a). Hours of operation limited to: N/A
- b). Days of operation: N/A
- c). Signage limited to: N/A
- d). Screening required: N/A
- e). Additional parking required: N/A
- f). Additional exterior lighting permitted: None
- g). Is there a need to address storm water run-off? No
- h). Does Permit expire with change of ownership; any change in use; and /or intensification of use: Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to return permit for review if he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional Requirements:
  - 1). The studio living quarters needs fire wall separation between living quarters and garage.
  - 2). The plumbing and sewer systems needs to be completed and a complete bathroom is required.
  - 3). Forced air heating system is required.
  - 4). Minimum 100 AMP electrical service required.
  - 5). The bedroom must be a minimum of 70 sq. ft.
- l). Petitioner must purchase the necessary permits required.
- m). Petitioner must return in six months for a review of compliance and restrictions.

**Roll Call Vote: MOTION PASSED UNANIMOUS**

<b>ROLL CALL</b>	Sandy Crites	YES	Jack Taylor	YES
	Frank Greathouse	YES	Ben Ward	YES
	John Janek	YES	Nick Ryan	YES
	Sharon Ryan	YES		

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**MOTION** by Crites and seconded by Janek *to place on file* the amended *Petition* submitted by Jason Sandberg, dated April 2, 2009, *and also his sketch of the living quarters and art studio.*

**Roll Call Vote: MOTION PASSED UNANIMOUS**

<b>ROLL CALL</b>	Sandy Crites	YES	Jack Taylor	YES
	Frank Greathouse	YES	Ben Ward	YES
	John Janek	YES	Nick Ryan	YES
	Sharon Ryan	YES		

**PLAN COMMISSION ADVISORY REPORT**

**PETITIONER: Red E Mix**

**LOCATION: 5 Acre Tract located at the Northwest corner of St. Thomas Road**

**REQUEST: Request for development of a 5 acre tract for proposed use as a Concrete dry batch  
Red E Mix Concrete Plant**

**HEARING DATE: April 2, 2009**

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**Tri Vision Partnership, representatives Shepard, Morgan & Schwab  
5 Acres, NW corner of St. Thomas Road  
for Red E Mix Concrete**

**MOTION by Taylor and seconded by Janek to place on file the letter from Ron Keepses, Juneau and Associates, dated April 2, 2009, regarding Drainage Calculations Review.**

**Roll Call Vote: All ayes. Motion carried.**

**ROLL CALL**

Sandy Crites	YES	Jack Taylor	YES
Frank Greathouse	YES	Ben Ward	YES
John Janek	YES	Nick Ryan	YES
Sharon Ryan	YES		

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**MOTION by Ryan and seconded by Ward to accept the proposal by Red E Mix for development of the dry batch Concrete Plant on the NW corner of St. Thomas Road with the following provisions:**

- a). Hours of operation limited to: 6 AM to 6 PM – 7 days per week,
- b). Plant is expected to have up to 10 employees.
- c). The site will be secured by an 8ft, chain link fence with roller gates at two entrances.
- d). Site pavement to be 8 inches thick of non-reinforced concrete.
- e). Site will be lighted by building mounted lights only. No light poles are anticipated.
- f). Traffic is expected to be up to 15 concrete trucks per hour at peak operation.
- g). Site will have one 4 X 8 sign mounted on the exterior fence near the easternmost entrance.
- h). Waste services will be provided by a main dumpster near the rear of site.
- i). Fuel tank on site to provide fuel for the concrete mixer trucks.

**Roll Call Vote: MOTION PASSED UNANIMOUS**

**ROLL CALL**

Sandy Crites	YES	Jack Taylor	YES
Frank Greathouse	YES	Ben Ward	YES
John Janek	YES	Nick Ryan	YES
Sharon Ryan	YES		

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**PLAN COMMISSION ADVISORY REPORT**  
**PETITION REVIEWS (3)**  
**REVIEW DATE: APRIL 2, 2009**

**(I) PETITIONER: G. C. Passenger Terminal**

**LOCATION: 1106 Niedringhaus Avenue**

**MOTION** by Janek and seconded by Ward to bring Rail Park, G. C. Passenger back to Committee for further review of development and progress.

**MOTION PASSED UNANIMOUS.**

**ROLL CALL**

Sandy Crites	YES	Jack Taylor	YES
Frank Greathouse	YES	Ben Ward	YES
John Janek	YES	Nick Ryan	YES
Sharon Ryan	YES		

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**(II) PETITIONER: Ted Meeker, Ralph Building**

**LOCATION: 1200/08 Niedringhaus Avenue**

**MOTION** by Janek and seconded by Ward to bring Mr. Meeker back for a six month progress review of the Ralph Building.

**MOTION PASSED UNANIMOUS.**

**ROLL CALL**

Sandy Crites	YES	Jack Taylor	YES
Frank Greathouse	YES	Ben Ward	YES
John Janek	YES	Nick Ryan	YES
Sharon Ryan	YES		

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**(III) PETITIONER: Shapiro Brothers**

**LOCATION: 1801 Benton Street**

**MOTION** by Janek and seconded by Taylor to bring the Shapiro Brothers back for 6 month review.

**MOTION PASSED UNANIMOUS.**

**ROLL CALL**

Sandy Crites	YES	Jack Taylor	YES
Frank Greathouse	YES	Ben Ward	YES
John Janek	YES	Nick Ryan	YES
Sharon Ryan	YES		