



City of Granite City

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Plan Commission Minutes June 4, 2009

CALL TO ORDER

The meeting of the Plan Commission was called to Order on June 4, 2009, at 7:00 PM.

PLEDGE, SWEAR-IN & COMMENTS

Following the Pledge of Allegiance, the Acting-Chair, Sandy Crites, 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 their next meeting scheduled for June 16, 2009.

ATTENDANCE/ROLL CALL

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

Also present was Alderman Jim Smith.

APPROVAL OF MINUTES & AGENDA

A motion to approve the Minutes from previous meeting and this meeting's Agenda was made by John Janek and seconded by Frank Greathouse. All ayes. Motion carried.

COUNCIL REPORT

Alderman Jim Smith reported all Petitions were granted, except the petition by Blaylock to house two horses on his property located at 4102 Old Alton Road which was denied.

PETITIONS

a). Todd Johnson, DDS 2130 Johnson Road

Jo Ann Mathenia, Realtor for Petitioner, whose address is 2617 E. 28th Street, appeared on behalf of Todd Johnson, DDS. Dr. Johnson has a practice in Champaign, Illinois and was not able to attend the meeting.

Dr. Todd is requesting a non-conforming use and structure for a dental practice in a district zoned R-2. He would like to relocate to Granite City and open his clinic on property previously owned and used by Dr. Richard Hodshire, DDS. The location has been closed for an extended period of time, resulting from the death of Dr. Hodshire.

Discussion followed. The realtor informed the commission the building is in excellent condition and is believed to be handicap accessible. The property was reported to have a privacy fence in the back and along the sides of the building. The Administrator stated the location appears to be up to code; however, a full business occupancy inspection is required (Building, Electrical, Mechanical and Plumbing).

Acting- Chair Crites read the checklist of requirements for special and non-conforming use permits and Ms. Mathenia answered the questions.

The Chair asked for comments from anyone for, or against, the petition. Larry Harris, 2128 Woodlawn, believed it will be great to have the building occupied again. No one voiced being against the petition, and there were no further comments from the commission.

MOTION by John Janek and seconded by Jack Taylor to allow the Special Use Permit with the following restrictions:

- a. Hours of operation limited to: 8:00 AM – 6:00 PM
- b. Days of operation: Monday – Saturday
- c. Signage limited to: To be brought to the City Inspector's Office
- d. Screening required: Yes
- e. Additional parking required: No
- f. Any additional exterior lighting permitted: No, unless exterior lighting is away from residents
- 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: None

ROLL CALL VOTE: MOTION PASSED UNANIMOUS

**b). John Lisac, owner
Steve Vaughn, Petitioner
1221 West Pontoon**

Steve Vaughn, 5935 Old Alton Road, introduced himself and presented his request for a Special Use Permit to enable him to continue use of the property located at 1221 West Pontoon as an auto repair and re-conditioning auto body shop. His business is primarily repairing old vehicles, anywhere from the fifties to a Ford Model A. He stated he has been in business for 15 years and most of his work comes from referrals from all over the USA. He stated his refurbished vehicles have been published in car magazines.

Mr. Vaughn further stated his work is mechanical in nature, and can vary from simply installing a new air conditioning unit to restoring an entire frame. He contracts out any painting of vehicles. He does not sell auto parts, rather orders only what is needed for a job. No cars will sit outside, the vehicles he deals with are antique in nature and valuable.

The Acting-Chair asked if anyone in the audience was for, or against, this petition. Mrs. Tomyee Hopke, 4010 Rode, stated she was in favor of granting the request. She has met the Petitioner and is pleased with what he will bring to the neighborhood. No one opposed the request.

The Acting Chair then discussed the Requirements and Conditions for allowing the Petition (included in Motion).

MOTION by Jack Taylor and seconded by Shirley Howard to approve the Petition for an automobile re-conditioning and repair shop with the following restrictions:

- a. Hours of operation limited to: 8:00 AM – 5:00 PM 8:00 – 12:00 noon
- b. Days of operation: Monday – Friday Saturday
- c. Signage limited to: Request to be brought to the City Inspector's Office
- d. Screening required: No

- e. Additional parking required: No
- f. Any additional exterior lighting permitted: permitted, but must be facing away from neighbors
- 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 building is to be painted on the outside
(2). No painting of vehicles on location of business.

ROLL CALL VOTE: MOTION PASSED UNANIMOUS

NEW BUSINESS

The Zoning Administrator announced the final plat for the Wal-Mart project should be ready for review at the next meeting (July). Final bids will be August 15, 2009.

The bids for the New Cinema are due in next week.

OLD BUSINESS

John Janek commented the new houses on Lincoln Avenue, built by 21st Homes, Allman Builders, are beautiful and encouraged the committee to see for themselves.

The old "fish" building on Cohen's property and the old house next to Walgreen's, both on Nameoki Road, have been demolished at the owner's expense.

No further business. A motion to adjourn was made by Janek and seconded by Howard.

Submitted by,



Barbara Hawkins
Recording Secretary
Plan Commission

PLAN COMMISSION ADVISORY REPORT

PETITIONER: TODD JOHNSON, DDS
LOCATION: 2130 JOHNSON ROAD
REQUEST: PETITION FOR NON-CONFORMING USE & STRUCTURE
TO CONTINUE USE OF PROPERTY AS A DENTAL OFFICE
ZONED R-2
HEARING DATE: June 4, 2009

MOTION by Janek and seconded by Taylor to allow the Petitioner a Non-conforming Use Permit for continued use as a Dental Clinic in district zoned R-2 with the following restrictions:

- a). Hours of operation limited to: **8:00 AM – 6:00 PM**
- b). Days of operation: **Monday – Saturday**
- c). Signage limited to: **To be brought back to City Inspector’s Office.**
- d). Screening required: **Yes**
- e). Additional parking required: **No**
- f). Additional exterior lighting permitted: **No, but facing away from neighbors**
- 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: **None**

Roll Call Vote: MOTION PASSED UNANIMOUS

ROLL CALL	Sandy Crites	YES	Jack Taylor	YES
	John Janek	YES	Frank Greathouse	YES
	Mark Davis	YES	Shirley Howard	YES

Date of Hearing: June 4, 2009

Sandy Crites, Acting Chair

PLAN COMMISSION ADVISORY REPORT

PETITIONER: STEVE VAUGHN
LOCATION: 1221 WEST PONTOON ROAD
REQUEST: PETITION FOR NON-CONFORMING USE & STRUCTURE
TO CONTINUE USE OF PROPERTY AS AN AUTO RE-
CONDITIONING & REPAIR SHOP. ZONED R-2

MOTION by Taylor and seconded by Howard to approve the Petition requesting Special Use Permit for business owner to operate an Auto Re-conditioning and Repair Shop in a district Zoned R-2 with following restrictions:

- a). Hours of operation limited to: **8:00 AM – 5:00 PM** **8:00 AM – 12:00 noon**
- b). Days of operation: **Monday – Friday** **Saturday**
- c). Signage limited to: **To be brought back to City Inspector’s Office.**
- d). Screening required: **No**
- e). Additional parking required: **No**
- f). Additional exterior lighting permitted: **permitted, but must face away from neighbors**
- 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 building is to be painted on the outside**
(2). No painting of vehicles on location.

Roll Call Vote: MOTION PASSED UNANIMOUS

ROLL CALL	Sandy Crites	YES	Jack Taylor	YES
	John Janek	YES	Frank Greathouse	YES
	Mark Davis	YES	Shirley Howard	YES

End of Report
Hearing Date: June 4, 2009

Sandy Crites, Acting Chair