



City of Granite City

Building and Zoning Dept. 2000 Edison Granite City, IL 62040 Phone:(618) 452-6218 FAX:(618)452-6246

PLAN COMMISSION MINUTES NOVEMBER 6, 2008

1. CALL TO ORDER AND ROLL CALL Chair Sharon Ryan called the meeting to order with roll call at 7:00 p.m.

MEMBERS PRESENT: Sandra Crites, John Janek, Mark Wilson, Jack Taylor, Tim Elliott, Shirley Howard, Frank Greathouse, Sharon Ryan.

MEMBERS ABSENT: Don Luddeke, Ben Ward, Mark Davis excused

OTHERS PRESENT: Aldermen, Dan McDowell, City Attorney Laura Andrews, Economic Devlp. Director Jon Ferry, Zoning Admn. Steve Willaredt, and petitioners.

2. Pledge, Comments, Swear in: Chair Ryan swore in those present, explained the board is a recommending body to City Council who has final say on all petitions.

3. Approval Minutes/Agenda, Motion by Janek, second Greathouse, to approve minutes and agenda, motion passed by common consent.

4. Council Report by Steve Willaredt (1) 1096 Geil Drive M-4 PUD request for a surplus liquidation business was approved by the council. (2) The Faith and Freedom request in the Downtown PUD, passed without restrictions. It has been sent back to the Plan Commission for requirements and restrictions. This is to be put on the December agenda with petitioners notified.

5. Downtown P.U.D. Residential Dist. - Allman Builder's 21st Homes, LP
Proposed construction of six (6) new single family homes in the Downtown Planned Unit Residential District on vacant lots located at: 1923 Benton, 2042 Benton, 2120 Benton, 2125 Delmar, 1310 22nd Street, and 2161 State Street.

Mr. Pat Connolly reported that he is contracted by a not for profit company, Justine Peterson Housing and Investment Corporation. They plan to construct 20 new single family homes scattered through out Granite City. Six of the homes are located in the Downtown P.U.D.

Mr. Connolly explained that the project is to help first time home owners with a long term rental with option to buy. Renter's incentive is for every year they stay in the house the purchase price will be lowered by 2 or 3 percentage points, provided they stay in the house for the length of the program, which is 15 years. He stated that this is not intended for a quick flip around. At the end of 15 years they have the option to buy the house for approximately one half of the home's market value.

Mr. Connolly explained how they obtained the lots, the homes are 3 bedrooms and 2 baths with basement, they receive subsidies for low income construction costs, around \$160,000 per home including legal and financing cost, will have a property manager, rent about \$595 per month, some tenants have subsidies, renters do not pay insurance or taxes, tenants have to meet screening criteria, ability to pay, credit in order, employed, pass criminal background checks, etc. Leases are renewed and tenants re-screened each year. If they don't take care of the house or pay the rent they can't stay. We receive no funding from HUD. We want 20 low income families who want a home, will stay in it, and take care of it.

Board members questioned location of the other homes in the city. Mr. Willaredt reported addresses and areas and said some sites needed variances to fit on the lots and/or to line up with existing set backs in the block. Some of those were granted variances by the Board of Appeals and Council.

Board members reviewed the building plans. Mr. Janek, Mrs. Crites and Mrs. Ryan objected to one of the six plans, a ranch style home on the corner lot at 2042 Benton. They felt it was not in keeping with a neighborhood of mostly 2 story homes. Mrs. Crites said the other 5 plans are 2 story homes, why put a ranch at this location?

Mr. Connolly said it was the space and because there was a single story next door. He said they carefully review all the areas and fit home style with neighborhoods. He said he didn't want to step on the board's rights but he was surprised they wanted to make a change.

Mr. Willaredt said only 6 of the 20 homes in this project are in a P.U.D. Permits have been pulled for 8 other homes and the building process has started. Mrs. Ryan asked if it's cut and dried or will the board's input make any difference. Mrs. Crites asked the difference in construction cost between a 2 story and the ranch.

Mr. Connolly said it wouldn't cost any more to build a 2 story, building a ranch is not a cost savings on our part. We can physically fit it on the lot, but it's a matter of time. We will have to go back to the funding agents, start over, suspend plans, and re-apply to make any changes, not the six months it took before, but the process will cost time.

Mr. Janek asked where else he has built. Mr. Connolly said that in Alton in the 700 and 800 blocks of Silver and Gold Streets we built homes for a 3rd party and you can see the same type construction. He presented photos of those homes. Mr. Connolly introduced Rita Backstrom. Ms Backstrom a resident of Alton, said previously she had been Directory of Housing in Alton for 11 years, and will now be housing manager working with 21st Homes.

Mr. Elliott asked what happens if a family wants to buy the house before the 15 years? Mr. Connolly said the State and County requires the 15 years, it's a condition of the low interest financing. We can't sell it sooner with the discounts. We also can't force someone to buy a house. The program is to promote stability and long term residence.

Mr. Willaredt reported that Vivian Hudson, Granite City's Neighborhood Community Coordinator did extensive research on the entire Alton program. Mayor Hagnauer supports the program, he has been in contact with the Mayor of Alton and felt it would be good for Granite City.

Mr. Janek stated that he was ready to make a motion but if they wanted the neighborhood to look cleaned up and similar in the 2000 block of Benton it needs a 2 story house. Mr. Connolly said he had no intention to go around the board, we want you to be happy with it, but its very difficult to change. I am asking you not to do this.

Mrs. Crites explained that it is very important the board remain consistent. Within the last year another builder in the 2000 block of Benton was required, by this board, to change his plans from single story to 1½ and 2 story. Mr. Elliott said a modern ranch doesn't fit in an old neighborhood.

MOTION by John Janek, second by Sandra Crites to approve the request for new single family homes in the Downtown P.U.D. with one exception: The board recommends that "2042 Benton is to be constructed as a 2 story home".

ROLL CALL: Crites, Janek, Elliott, Howard, Taylor, Greathouse, Ryan –YES. Wilson – NO.
MOTION PASSED 7 YES, 1 NO.

Board members discussed the new HARC ordinance. Members stated that tonight's petition would have gone to that committee for a decision if it were already in place. Copies of the ordinance, Article 14, amending Zoning Ord. #3818 were handed to board members. The Ordinance will be in effect on December 5th. A committee is to be appointed by the mayor.

6. NEW BUSINESS - Zoning Ordinance review of revised Article(s) 5 and 7 of the City's Zoning Ordinance #3818.

Board members asked that the review be held over until December. Mrs. Crites asked that the changes in the articles for review be red-lined. Attorney Laura Andrews said she would try to have it ready for the next meeting.

7. OLD BUSINESS

8. ADJOURNMENT - Motion by John Janek, seconded by Mark Wilson to adjourn.
Motion Passed.

Respectfully submitted
Plan Commission Secretary

Cc: Mayor/Council/Clerk
Commission/Attorneys
Economic/Public Works Dir.

PLAN COMMISSION ADVISORY REPORT

NOV. 6, 2008

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DOWNTOWN RESIDENTIAL PLANNED UNIT DISTRICT

PETITIONER: Allman Builders – 21st Homes, LP

LOCATIONS: 1923 Benton, 2042 Benton, 2120 Benton, 2125 Delmar,
1310 22nd Street, 2161 State Street

REQUEST: Approval of six new single family homes in the Downtown
Residential Planned Unit District.

Recommendations and reasons there of: If the proposed amendment alters district boundaries or changes the status of any use, the Plan Commission may report findings concerning each of the following:

- a) Existing use(s) and zoning of property in question: **Downtown P.U.D. Residential**
- b) Existing use(s) and zoning of other lots in the vicinity of the property in question: **Residential**
- c) Suitability of the property in question for uses already permitted under existing regulations: **Suitable.**
- d) Suitability of property in question for proposed use.
All Suitable, with the exception of 2042 Benton which the board recommends as a two story house instead of a ranch style house.
- e) The trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last re-zoned:
No trend
- f) The effect proposed re-zoning would have on implementation of the City's Comprehensive Plan: **Not a rezoning – Property in a residential P.U.D.**

MOTION by John Janek, second by Sandra Crites to approve the request for new single family homes in the Downtown P.U.D. with one exception: The board recommends that *"2042 Benton is to be constructed as a 2 story home"*.

ROLL CALL: Crites, Janek, Elliott, Howard, Taylor, Greathouse, Ryan –YES. Wilson – NO.

MOTION PASSED 7 YES, 1 NO

ROLL CALL

Sandy Crites	yes	Tim Elliott	yes
John Janek	yes	Mark Davis	absent - ex
Mark Wilson	NO	Shirley Howard	yes
Ben Ward	absent - ex	Don Luddeke	absent - ex
Jack Taylor	yes	Frank Greathouse	yes
		Sharon Ryan	yes

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CHAIR: Sharon Ryan