



# 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 February 5, 2009*

- 1). **CALL TO ORDER & ROLL CALL:** Chairperson Sharon Ryan called the meeting to order at 7:05 PM, she then introduced Nick Ryan, the newly appointed Plan Comm. member.

**MEMBERS PRESENT:** Frank Greathouse, Shirley Howard, John Janek Don Luddeke, Sharon Ryan, Jack Taylor and Nick Ryan.

**ABSENT:** Sandy Crites, Mark Davis, Ben Ward and Mark Wilson.

**OTHERS PRESENT:** Attorney Laura Andrews, Alderman Jim Smith, Assistant Fire Chief Jim Snelson and Economic Development Officer Jon Ferry.

2. **PLEDGE, COMMENTS & SWEAR IN:** Chair Ryan swore in those present and explained the Plan Commission is a recommending body to the City Council and the Council has the final determination of the petitions.
- 3). **APPROVAL OF MINUTES & AGENDA:** Motion by Janek, seconded by Howard to approve the Minutes and Agenda. Motion passed by common consent.
- 4). **COUNCIL REPORT:** Alderman Jim Smith reported all recommendations from the previous meeting were approved. Mr. Willaredt reported the approved landscaping business will not be occupying 3027 Nameoki Drive. That deal fell through; however, another business has applied for a non-conforming use and structure permit and their petition is scheduled for hearing next month.
- 5). **PETITION REVIEWS:**

- a) Granite City Commons a/k/a 1800 Kirkpatrick Homes Re-zoning Classification R-5 to C-6

The representative for Kirkpatrick Homes, Attorney Alan Walker, introduced himself. The KP petition is a request for a rezoning classification from R-5 to C-6 for a planned unit development with multi-family housing and some retail. Mr. Walker presented the background information on the plan to re-develop the area commonly known as Kirkpatrick Homes. The Commissioners of the Housing Authority did a nation wide search for an organization to assist them with the project and partnered with TCG Development Services from Washington, DC. The Communities Group (TCG) has been very successful in Minnesota and throughout the United States. He introduced Margarita Sweeney (from the audience), who is the representative from TCG. The next step was to hire David Farr and Associates, a Planning and Architectural Firm from Chicago. Doug Farr (cousin) began the discussion by presenting his narrative description of the plan. He introduced Page 5 of the Granite City Commons Planned Urban Development Brochure (available for

viewing in the Insp. Dept.) He stated his firm was mindful of wanting the architecture to keep with the style of the existing, surrounding neighborhood homes. The proposed houses would all have front porches, there will be: sidewalks for "walkability", interesting architecture, street trees and urban curbs to slow down the traffic. Every house would have access from both the front and the alley. Each building will have a sprinkler system and the proposal included eco-friendly, innovative, features such as bio-swales for storm water.

**BOARD DISCUSSION:**

Jack Taylor asked if there would be ample parking, and were the streets wide enough. He was told each dwelling would have a space in the front and one in the alley for parking and the streets would have adequate space for two way traffic. Also, the design of the streets will service more than one way in, and one way out of the complex should there be blockage (i.e. stalled vehicle).

John Janek asked if the Zoning Administrator and Fire Department approved of the proposed streets. Steve answered, there have been several meetings concerning the issues of street widths and the maneuverability of Fire Department apparatus and refuse trucks. Also being discussed are issues such as: dedicating the streets to the city for maintenance, the size of the parking spaces and set-back requirements. The administrator said that is why they are bringing these issues before this committee; to decide whether this is a P.U.D. issue, or if it would be more feasible to allow the Commons their own zoning classification, with their own stipulations (as was done for R-7 now zoned Planned Unit Development).

Chair Ryan asked if this committee is expected to come up with figures, the administrator replied no. He stated the architect and the city engineer will reach an agreement on issues such the width and turning radius requirements, that a meeting is planned for tomorrow, (Feb. 6, 2009) with the Zoning Administrator, the City Attorneys and Joe Juneau to discuss the possibility of making this a special zoning district instead of a P.U.D.

John Janek asked if the four story buildings would all be housing or what the intent is. Doug Farr answered, the ground floor would be retail and above that would be housing with elevators.

John Janek then asked if the complex would be low income housing. Margarita Sweeny, TCG Services, addressed the committee. She stated her company develops communities along with Housing Authorities across the nation. They have what is called "The Hope Six" program, which is where the Housing Authority applies for grant money from H.U.D. Presently, the grant is at \$20,000,000.00. They develop mixed income housing communities by use of huge corporation tax credits. The community consists of about one third Public Housing, a third (or maybe a little more) are people who earn up to 60% of the area median income and the remainder are market rate units. She stated this mix of people breaks up pockets of poverty.

A private company will manage the complex and they will adhere to very strict requirements concerning who they allow to live there, what their income level is and their ability to care for the property. There are investors that invest a lot of money for these projects, so the management company, whoever that may be, will likely have a very long track record and knowledge of mixed income housing and tax credits.

The Zoning Administrator asked Mr. Farr to explain to the Commission what commercial

uses will be housed in the complex. Mr. Farr pointed out an area on the map which will be the Administration Building which will require a management staff and equipment. He stated other types of commercial use perhaps may be a Day Care Facility, small businesses and shops that meet daily neighborhood needs.

Resident Nadine Ryan, 2588 E. 27<sup>th</sup> Street, asked if the cemetery would remain intact. The reply was "yes". She then stated the plan is very accommodating.

She was employed by the Housing Authority when Kirkpatrick Homes was built in 1956. There were 300 units, and it was congested, however, good quality people were attracted to the concept then and she hoped the same for this project.

The Administrator addressed the next question to Sharon Mathis, Executive Director, G.C. Housing Authority, concerning the proposed parking spaces on the Propes side (in back of the completed phase of housing) and the concern of the neighbors living on 27<sup>th</sup> Street. Ms. Mathis stated she is aware of their concern and it would be taken into consideration.

Alderman Jim Smith asked if this would come under the Crime Free Ordinance. The Administrator answered if it goes public, yes, however, if it remains with the Housing Authority the area will be exempt. Attorney Laura Andrews stated, if the entity in charge of the project is of a higher government level, the higher level government is in charge.

Chair Ryan asked Mr. Walker if this committee should look at this as a new zoning designation instead of a PUD. He stated he would like this body to recommend to the City Council the PUD be granted, subject to the creation of a special zoning district.

A motion by John Janek to grant the Planned Unit Development, contingent upon the creation of a special zoning district for this project, seconded by Sharon Ryan. Roll call vote. All ayes. Motion carried.

**b) 2260 Washington Avenue - Non-conforming Use and Structure Permit**

Rick Lesko introduced the buyer of his property, Mr. Tejendra N. Patel, who is the Petitioner requesting continued use of the location as a liquor and convenience store.

**BOARD DISCUSSION:**

The liquor and convenience store will change the name and will no longer be called "Sullies". Hours of operation were discussed. The petitioner wishes to change the hours of operation from 8:00 AM - 7:30/8:00 PM to 7:00AM - 10:00 PM. The new business name is not determined at this time.

The sale of this property is contingent upon approval of this petition. The Administrator reported Mr. Lesko has a pending citation for this establishment (Sullies). Mr. Patel's name is on the Complaint in error. Mr. Patel has not applied for a liquor license.

Motion by John Janek, seconded by Nick Ryan, to approve the non-conforming use and structure permit, under new management, for the former Sullies Package Liquor Store located at 2260 Washington, subject to the following requirements and conditions:

- a) Hours of operation 7 AM - 10 PM / Seven days a week
- b) Sign – to be approved by the Zoning Administrator
- c) No Screening required
- d) Additional parking required
- e) Additional lighting – to be approved by the Zoning Administrator
- f) Permit expires with change of ownership; any change in use; and /or intensification of use
- g) The Administrator has 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
- h) Compliance to be checked in 30 days by the Zoning Administrator

c) 2000 Benton Street - Downtown P.U.D. Re-Zoning Classification from R-3 to R-4 use

The Chair mentioned that Alderwoman Brenda Whitaker had planned on attending the hearing, but was unable. Brenda wanted the committee to be aware that she is favor of this petition.

Mr. Wallace presented his petition, stating he would like to construct new senior housing. He plans on building and renting, building and renting, instead of building all of them at once.

The plan is construction of eight houses/duplexes on Adams Street and three on Benton Street. All will be constructed on a concrete pad, all will be one bedroom units, all will have a stoop in front (porch) and a walkway to the garage. He stated, the “senior” age group would begin at 55.

**BOARD DISCUSSION:**

Questions directed to Mr. Wallace included: Would his tenants be HUD? He answered, yes, they may be Section 8, as long as they were at least 55 years old. The Zoning Administrator stated his proposed housing would come under the Crime Free Housing Act and all other ordinances pertaining to occupancy and rental property.

The issue of age restriction was discussed. Mr. Wallace was asked how he would keep from getting sued, for not leasing to someone younger. Mr. Wallace stated he was not worried about getting sued. Mr. Willaredt stated the only thing the City could mandate regarding a lease agreement is the completion of the Crime Free Addendum to the lease.

The Board questioned whether all the duplexes would be identical. Mr. Wallace answered, the plans presented are two styles and the trim colors would vary.

A motion to approve the downtown residential P.U.D. for 2000 Benton Street from R-3 to R-4 use and a (17 ft.) variance for the corner lot on 20<sup>th</sup> and Adams was made by John Janek and seconded by Frank Greathouse. Roll call vote. All ayes. Motion carried.

d) Six month review – 2327 Washington Avenue – Don Miller

Mr. Miller’s business is in operation. He has made some improvements to the building with installation of new siding. He has not removed the small shed, he is using it for storage.

e) Six month review – 2241 Madison Avenue – Ron and Vince Otten

The new sign is up. The location is lacking the screen in back for the neighbors and there is nothing in the showroom. The progress has slowed down and the Zoning Administrator had not pushed the issue due to the economic crunch.

6). NEW BUSINESS – None voiced.

7). OLD BUSINESS: Zoning Ordinance 3818 – Changes and/or approval request.

**BOARD DISCUSSION:**

a) The Committee discussed suggestions and changes to Articles 5 and 7 of the Zoning Ordinance #3818.

A motion to approve the language in Articles 5 and 7 was made by John Janek and seconded by Jack Taylor. Roll Call vote. Motion passed.

No further business; motion to adjourn by John Janek and seconded by Jack Taylor.

Respectfully submitted by,



Barbara Hawkins  
Recording Secretary

**PLAN COMMISSION ADVISORY REPORT**

**PETITIONER:** Granite City Commons a/k/a Kirkpatrick Homes  
Re-Zoning Classification

**LOCATION:** 1800 Kirkpatrick Homes

**REQUEST:** Re-zoning classification from R-5 to C-6

**HEARING DATE:** February 5, 2009

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**Granite City Commons a/k/a Kirkpatrick Homes**

Alan Walker, Attorney for the Granite City Housing Authority, requests a zoning reclassification from R-5 to C-6 be amended to: Grant a Planned Unit Development, contingent upon creating a special zoning district for Granite City Commons.

**MOTION** by Janek to grant the PUD, contingent upon the creation of a special zoning district for this project, seconded by Sharon Ryan.

**MOTION PASSED UNANIMOUS**

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**ROLL CALL VOTE**

Frank Greathouse	yes	Sharon Ryan	yes
Shirley Howard	yes	Jack Taylor	yes
John Janek	yes	Nick Ryan	yes
Don Luddeke	yes		

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**Date of Hearing: 02/05/2009**

**Sharon Ryan, Chair**

**PLAN COMMISSION ADVISORY REPORT**

**PETITIONER:** Mr. Tejendra N. Patel  
Non-conforming Use & Structure Permit

**LOCATION:** 2260 Washington Avenue

**REQUEST:** Continued use as a Packaged Liquor &  
Convenience Store

**HEARING DATE:** February 5, 2009

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Petitioner requests a non-conforming use and structure permit to continue use as a packaged liquor and convenience store (former Sullies Packaged Liquors). Zoned R-3.

**MOTION** by Janek, seconded by Nick Ryan, to approve non-conforming use and structure permit, under new management, for the former Sullies Packaged Liquors Store located at 2260 Washington Avenue, subject to following requirements and conditions:

- a) Hours of operation 7 AM - 10 PM / Seven days a week
  - b) Sign – to be approved by the Zoning Administrator
  - c) No Screening required
  - d) Additional parking required
  - e) Additional lighting – to be approved by the Zoning Administrator
  - f) Permit expires with change of ownership; any change in use; and /or intensification of use
  - g) The Administrator has 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
  - h) Compliance to be checked in 30 days by the Zoning Administrator

**MOTION PASSED UNANIMOUS**

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**ROLL CALL VOTE**

Frank Greathouse	yes	Sharon Ryan	yes
Shirley Howard	yes	Jack Taylor	yes
John Janek	yes	Nick Ryan	yes
Don Luddeke	yes		

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**Date of Hearing: 02/05/2009**

**Sharon Ryan, Chair**

**PLAN COMMISSION ADVISORY REPORT**

**PETITIONER:** Mr. Julian Wallace  
Downtown P.U.D. Rezoning Classification

**LOCATION:** 2000 Benton Street

**REQUEST:** P.U.D. Zoning re-classification from R-3 to R-4 and grant 17 ft. variance on lot at 20<sup>th</sup> and Adams

**HEARING DATE:** February 5, 2009

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**MOTION by Janek, seconded by Frank Greathouse to approve the downtown residential Planned Unit Development from R-3 to R-4 use and a 17 ft. variance for the corner lot located on 20<sup>th</sup> Street and Adams.**

**MOTION PASSED UNANIMOUS**

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**ROLL CALL VOTE**

Frank Greathouse	yes	Sharon Ryan	yes
Shirley Howard	yes	Jack Taylor	yes
John Janek	yes	Nick Ryan	yes
Don Luddeke	yes		

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**Date of Hearing: 02/05/2009**

**Sharon Ryan, Chair**

**PLAN COMMISSION ADVISORY REPORT**

**Zoning Ordinance 3818 – Articles 5 and 7  
Changes and/or Approval Request**

**HEARING DATE: February 5, 2009**

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**MOTION by Janek, seconded by Jack Taylor to approve Zoning Ordinance #3818, Articles 5 and 7 (as amended).**

**MOTION PASSED UNANIMOUS.**

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**ROLL CALL VOTE**

<b>Frank Greathouse</b>	<b>yes</b>	<b>Sharon Ryan</b>	<b>yes</b>
<b>Shirley Howard</b>	<b>yes</b>	<b>Jack Taylor</b>	<b>yes</b>
<b>John Janek</b>	<b>yes</b>	<b>Nick Ryan</b>	<b>yes</b>
<b>Don Luddeke</b>	<b>yes</b>		

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**Date of Hearing: 02/05/2009**

**Sharon Ryan, Chair**