



# 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 August 5, 2010*

### **CALL TO ORDER**

The Chairperson, Sharon Ryan, called the meeting of the Plan Commission to Order at 7:00 PM.

### **PLEDGE and SWEAR-IN**

The Pledge of Allegiance was recited and those present in the audience were sworn in. The Chair 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 scheduled for August 17, 2010. She removed from the Agenda the review of Experiencing Imagination (Petitioner unable to attend review) and the Review of Draft of Article 6 (Assistant City Attorney on vacation).

### **ATTENDANCE/ROLL CALL**

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

Also present were: Aldermen Dan McDowell, Mary Wofford and Jim Smith.

### **APPROVAL OF AGENDA / MINUTES**

The Chair declared removal from the Agenda the review of Experiencing Imagination and the Review of Article 6 and then called for corrections or additions to the Minutes from the previous meeting. None were voiced. A motion to approve the Minutes and the Agenda was made by John Janek and seconded by Don Luddeke. Roll Call vote. All ayes. Motion carried by unanimous consent.

### **COUNCIL REPORT**

Dan McDowell reported the Council passed all Petitions except the Maryville Road (Phase 2) new Construction request for additional offices at 3908 Maryville Road. That item was referred back to Committee for discussion at the next Council meeting on August 17, 2010.

### **PETITIONER: Ted Montoia – 2100/02 Dewey Avenue**

#### **To allow multi-family housing in a district Zoned R-3**

Mr. Montoia distributed color photos of the exterior of the building and the interior floor plan. He explained there are two floors, two apartment units per floor, with a central staircase in the middle. It was built in the 1920's as a four family dwelling and since then has not changed. He stated the building was vacant for a while and in accordance with City Ordinance, it reverted back to Single Family Zoning.

The Petitioner stated the conversion to single family would be very costly and reconstructing the building would penalize him financially. He has invested his life savings in this project and reported another 4-plex is within two blocks of his property.

Discussion followed. Issues such as upstairs exits and parking accessibility were questioned by the Commission. Mr. Montoia answered: The upstairs apartments have a rear door leading to a deck and there are stairs to come down. There is enough space in back for parking 4 vehicles which he intends to have paved or use gravel. Mr. Montoia was advised, per City Ordinance, gravel is no longer an allowable surface. Parking surfaces must be paved or concrete. Mr. Montoia agreed.

The Chair called for comments from the audience in favor of the Petition. None voiced.

The Chair called for comments from the audience against the Petition. The following citizens in the neighborhood came forth, one at a time, to voice their concerns:

1). **William Dolosic - 2101 Dewey Avenue**

Mr. Dolosic lives right across the street. "What are we dealing with? 208 Housing?" (Federally Subsidized Housing.) He has grandchildren and a disabled sister. Four family flats cause all kinds of problems. You could take schematics around here and see all of the registered child molesters. There is a condemned notice on the building right now, and that's what should have been done five years ago. "No, no way Jose, is all I can say".

2). **Robert Sanders - 2037 Dewey Avenue**

Stated he has lived at the above address for 57 years. He has seen a lot of changes come and go. He is a retired GC fireman. This was originally a four family flat that was re-zoned as a single family and he strongly opposes going back to a four family flat because of all the previous problems.

3). **Charlene Sanders – 2037 Dewey Avenue**

Stated she is the wife of Robert Sanders and is definitely opposed to reverting back to four family.

4). **Opal Hutchinson – 2107 Dewey**

Stated simply she is greatly opposed. The Chairman requested her telephone statement, dated July 20, 2010, in memo form, be placed on file (Attachment A). For health reasons, she did not think she would be able to attend this meeting, but was able to ride with a neighbor.

5). **Elena Bodi – 2029 Dewey Avenue**

Opposed.

6). **Julia Dolosic – 2101 Dewey Avenue**

Also opposes it. He (the Petitioner) mentioned another similar unit close by, but she can attest they are not as calm as one would assume, especially at 2 or 3 o'clock in the morning. It is a safety issue. The parking in the area is already horrendous and she does not know, in all honesty, how more can be accommodated.

7). **Nancy Levault**

Introduced herself and stated she is a former Alderman representing the Ward where this property is located. This particular property has been zoned single family for some time. For a number of years this person has owned the property, the condition has been deplorable the entire time, there has been a fire, there was a condemnation process started. As other neighbor's have mentioned there is inadequate yard space.

The man (the Petitioner) who owns the property has indicated there are four families dwellings in the area; if you were to check, you will find most of the people in this particular area are not renters, they are people that have owned their properties for a long time, they've come down through many generations and they take care of their property.

The only other four family dwelling that's located in that area is about two blocks away. If you were to check police records, you will find they're nothing but problems.

On behalf of the neighborhood, and as a former elected official, she concurs with the statements that were made and opposes the Petition.

8). **Bill Dine – 2105 Illinois Avenue**

The Chair swore in the speaker as he was a few minutes late to the meeting and missed the procedure. He is opposed and stated the four family building has just 3 rooms for each apartment. He recalled the problems of the past with non-supervised children stealing and that is what will happen again.

9). **Brad Arnold - 2028 Dewey Avenue**

His family has been there for five years. He stated he and his wife are relatively young but he knows what kind of people normally go into apartments like that. He wants the neighborhood to be safe for his children and all children and is opposed.

10). **Tabita Arnold – 2028 Dewey**

Spouse of Brad. Agrees with her husband and is opposed.

The Chair asked for further questions, comments or concerns. The Petitioner requested permission to make a statement and the Chair granted the request. Mr. Montoia stated he has owned rental property for a number of years and is aware of the types of problems everyone here has talked about. He screens potential tenants pretty closely. He performs credit and criminal background checks and checks for prior evictions. If they are trouble, he gets them out. He stated he understands people that live in a four family dwelling tend to have less income than some, however, that does not mean they aren't good solid citizens. He said he would be willing to give his private cell phone number to everyone present if there is an issue that needs to be resolved.

The Chair asked for any other questions. John Janek stated three or four things bother him. The place is deplorable, the Petitioner has owned it since 2007 and it is still deplorable. The Petitioner would have to spend \$60 to \$80 thousand dollars to bring the building up to code. John stated he is not for a four family dwelling. He could, however, possibly be swayed to approve a petition for a two family, side by side, up and down duplex.

Shirley Howard voiced her concern for the size of the four apartments, that being, it would limit the tenant(s) to be either single or a couple with no children. The people in that location have worked hard to bring that area in West Granite to the family oriented neighborhood that it is today.

Chair Ryan stated one problem that upsets the neighbors most is the property was put on the city's demolition list, which gave them hope, and now someone wants to bring it back to what it was.

Shirley Howard stated a review of police records during the period the building was utilized as a four-plex would indicate the problems associated with the property which is why everyone here is justified in their opposition.

Alderwoman Mary Wofford, 2215 Dewey, stated she has lived there since 1965 and is very much in opposition to the multi family request. The result of public notice for this petition request has been her phone ringing off the hook, and plenty of knocks on her door, with opposition concern.

John Janek questioned the time frame for completion of renovations to bring the building to code and the Petitioner replied, two to six months.

The Chair stated if this Petition is approved, the following criteria must be met:

- a. Parking area must be paved or concrete. Number of spaces to be determined by the Zoning Administrator.
- b. Dumpster to be screened / enclosed.
- c. This Special Permit expires with change in ownership.
- d. The Zoning Administrator has the right to bring back this permit for review, at any time, he finds the stated intent of the permit has not been followed.

**MOTION** to approve the request by the Petitioner to allow the Special and Non-conforming Use Permit for a multi family dwelling in a district Zoned R-1 was made by Mark Davis and seconded by John Janek. Roll call vote. All no's. Motion *denied* by unanimous decision.

**PETITIONER: Roberto Lopez - 1221 West Pontoon Road**  
**Special Exemption Permit to allow auto repair shop in district Zoned R-2**

The Petitioner introduced himself, his brother Ignacio Lopez and sister-in-law, Claudia Lopez and distributed a handout for Cobra Transmissions. Claudia, as spokesperson, explained they have 70 years combined experience and are certified mechanics specializing in Automatic Transmissions, air conditioning and general repairs.

She stated she believes there is a better opportunity for their business in Granite City.

The Chair asked if there was anyone present in the audience that is either for, or against, this petition. Mrs. Tomyee Hoppe, 4010 Rode, asked to speak. Stated she lives right across the street and her concerns were: (1) how many cars would be parked in the area and (2) will there be any painting done . She has had bad problems in the past with wrecked cars with windshields and windows out that have sat there for a year with nothing done to them. There has been rats, mice and varmints. The paint fumes have been so bad, she could hardly breathe.

Ignacio reported there would be no painting. The kind of work they do is a two, or three, day job. There is enough room in the interior of the building for maintenance.

Chair Ryan completed the Checklist for Special and Non-conforming Use:

- a). Hours of Operation: Monday thru Friday 8:00AM -8:00 PM Saturday 8:00AM – 5:00 PM.
- b). Days of Operation: Monday thru Saturday.
- c). Signage limited to: Proposed, one sign on building. Will contact the Zoning Administrator for approval.
- d). Screening Required: yes, around dumpster area.
- e). Additional Parking required: None required.
- f). Any additional exterior lighting permitted: Petitioner aware cannot face residential properties. Will seek approval from the Zoning Administrator.
- g). Is there a need to address storm water run-off? N/A
- 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

**MOTION** to approve the Special Exemption Permit to allow an automobile repair shop in a District Zoned R-2 made by Jack Taylor and seconded by Nick Ryan. Roll call vote. All ayes. Motion carried by unanimous consent.

**New Business** – None voiced.

**Unfinished Business** – None voiced.

**Motion to Adjourn** made by John Janek and seconded by Frank Greathouse. All ayes. Motion carried by unanimous consent.

Respectfully submitted by,

*Barbara Hawkins*

Recording Secretary

*Memorandum of Record*

07-20-2010 1:30 PM

*To: Memo to File*

*Petitioner: Ted Montoia*

*Location: 2100 / 02 Dewey Avenue*

*Request: Special Use - From R-1 to Multi-Family (4 plex)*

*Telecon with Juanita "Opal" Hutchinson, Age 89 years  
628-876-6875*

*Cannot attend Hearing – her age and inability to get around are factors.*

*Wanted to state for the record the property was rented out before to drunks, dopes and very undesirable persons. Many times the police were called. She does not believe she can cope with all the "cuzzin and and fuzzin".*

*The place and condition of the property doesn't allow for good tenants, rather types of people she and her neighbors don't want there.*

*bh*

*The City of Granite City*  
**PLAN COMMISSION ADVISORY REPORT**

Hearing Date: August 5, 2010

**PETITIONER (1):** Ted Montoia  
2100/02 Dewey Avenue

**REQUEST:** Petition to allow four family dwelling in a District Zoned R-3

**MOTION** by Mark Davis and seconded by John Janek to approve the Special and Non-conforming Use Permit and allow a four family dwelling in a district Zoned R-3.

**Roll Call**

Chair, Sharon Ryan	No	John Janek	No
Jack Taylor	No	Nick Ryan	No
Mark Davis	No	Shirley Howard	No
Don Luddeke	No	Frank Greathouse	No

**MOTION** *Denied* by unanimous Consent

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**PETITIONER (2):** Roberto Lopez

**REQUEST:** 1221 West Pontoon Road  
Special Exemption Permit to allow an auto repair shop in a District zoned R-2

**MOTION** by Jack Taylor and seconded by Frank Greathouse to approve the request to allow the auto repair business in a residential District Zoned R-2 with the following requirements and conditions:

- a. Hours of Operation limited to: Monday thru Friday 8:00AM – 8:00PM, Saturday 8:00AM – 5:00PM
- b. Days of Operation: Monday thru Saturday.
- c. Signage limited to: one sign on building, will contact Zoning Administrator for approval & permit.
- d. Screening required: yes, around dumpster.
- e. Additional Parking required: None required.
- f. Any additional exterior lighting permitted: Away from residential area and upon approval of the Zoning Administrator
- g. Is there a need to address storm water run-off? N/A
- 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**

Chair, Sharon Ryan	Yes	John Janek	Yes
Jack Taylor	Yes	Nick Ryan	Yes
Mark Davis	Yes	Shirley Howard	Yes
Don Luddeke	Yes	Frank Greathouse	Yes

**MOTION** *Passed* by Unanimous Consent