

ALTON PLAN COMMISSION MINUTES  
CITY COUNCIL CHAMBERS  
JUNE 30, 2009 – 1:15 p.m.  
(As unapproved by the Plan Commission)

PRESENT: Joe Blair (Co-Chairman), John Rain, Bill Stoutenborough, Joe Blair, John Callander, Chris Schuneman, Terry Dooley

ABSENT: Mark Hackworth, John Callander, Barry Clayton

OTHERS PRESENT: Phil Roggio (Director of Development and Housing), Jim Schrempf (Corporation Counselor), and Michelle Heinold (Secretary)

Co-Chairman Blair called the meeting to order and asked for a roll call. Roll call was taken with 7 present and 3 absent. Motion was made by Chris Schuneman and seconded by Bill Stoutenborough to approve the minutes of the regular meeting of May 19, 2009, at 1:15 p.m. Vote was 7 – 0 in favor.

Motion was made by Sam Shaw and seconded by Terry Dooley to open the public hearing. Vote was 7 to 0 in favor.

Jim Schrempf explained the public hearing procedures.

Community Counseling Center of Northern Madison County petitioned to rezone from R-2 to C-2 and for a map amendment at 2600 and 2620 Brown for parking lot expansion.

Cas Sheppard was present along with Karen Sopronyi-Tompkins (Executive Director of Community Counseling), and Greg Sutterfield (Architect).

Mr. Sheppard explained the need for the rezoning for two lots shown on the plat on Brown Street owned by Community Counseling. These lots include a driveway and a single lot with a residential structure. They will demolish the house and expand the parking lot. Photos of the house were shown. You can not build a parking lot in a residential zoning, so that is why they are requesting to rezone to commercial. Mr. Sheppard showed plans for the proposed asphalt parking lot with high curbs surrounding. He stated this would be a very nice building addition for the community.

Karen Sopronyi-Tompkins showed the rendition of the building at Edwards and Main.

Greg Sutterfield explained the exterior of the building to be constructed of masonry, cast stone with colors and textures, synthetic plaster and a single sloped roof.

Questions from the Plan Commission:

- Address is not 2600 Brown but in the 2600 block of Brown – actually no address for lot.
- Back of building? Similar architecture but with less windows.
- Total sq ft of new structure? 37,000 sq ft
- Existing sq ft of structure? 20,000 sq ft
- Staff now in 3 buildings – new building will allow all staff to be in 1 building.
- Enlarge building to serve more people.
- Estimated cost? \$7.5 million
- Funding? \$2.5 million from Community Counseling, \$2 million from Madison County, and the remainder from US Bank tax credits. Non-profit agency.

Audience questions:

Brian Bergin, 1511 Main, asked the following:

- This will be built 50' from his property line? Yes.
- Landscaping? Create buffer with evergreen trees for visual and noise; plant closely.
- White vinyl fence will be removed and relocated for additional buffer.
- Construction barriers? Yes.
- Construction will be from 7:30 am to 3:30 pm.
- Utilities? All disruptions will be discussed with the contractors.
- Length of time? 310 calendar days.
- Start around July 6 or 7.

Brad Kreider, owns property at Brown and Main, looked at visual of building.

Co-Chairman Joe Blair asked where the entrance to the building would be? Front towards Edwards and one towards Clawson.

Terry Colbert, 2622 Brown, asked what would be around her property? Surrounded by asphalt parking with lighting for safe travel to cars and will be on a timer. Curb will be all around the parking lot. Dumpster and enclosure would be outside the fence, shown on map.

Phil Roggio asked the location of the cooling units? Mr. Sutterfield showed on the plans next to the building with screen enclosure, metal material to help noise and vibration. Air space to help air circulation.

Doug Waggoner stated the building has been moved 40' more than from the original plans.

Commissioner Bill Stoutenborough questioned the fence, if it would be relocated like they said? They said yes it would.

Jim Schrempf stated the Plan Commission does not have the ability to force the placement of the fence but only to vote on the 2 lots in question of rezoning.

Mr. Sutterfield stated 17 contractors bid on this project and was awarded to Contegra. It will be built by set of documents and the fence is included in those documents.

Mr. Schrempf stated the city will enforce the building and zoning codes.

Those in opposition: None.

Mr. Roggio stated Community Counseling first came to the city about 2 years ago and started working through the designs. City staff has a positive recommendation. Also, letter in favor of the rezoning from Mayor Tom Hoechst dated 6/22/09, placed on file.

Motion was made by Terry Dooley and seconded by Chris Schuneman to close the public hearing.  
Vote was 7 to 0 in favor.

**Motion was made by Terry Dooley and seconded by Chris Schuneman to rezone from R-2 (Single-Family Residential) to C-2 (General Commercial) the property identified by permanent parcel numbers 23-2-08-07-14-303-003 and 23-2-08-07-14-303-004, Section 7, Township 5 North, Range 9 West of the Third Principal Meridian, also known as 2600 block Brown Street, Alton, Illinois, for parking lot expansion.**

**Vote was 7 to 0 in favor  
Adjourned 2:03 p.m.**