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

PRESENT: Mark Hackworth, Joe Blair , Bill Stoutenborough, Barry Clayton, Sam Gomer, John Callander, Terry Dooley

ABSENT: John Rain, Gary Doerr, Chris Schuneman

OTHERS PRESENT: Doug Waggoner (Building Code Inspector), Jim Schrempf (Corporation Counselor), and Michelle Heinold (Secretary)

Chairman Hackworth 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 Terry Dooley and seconded by Joe Blair to approve the minutes of the regular meeting of July 21, 2009.
Vote was 7 to 0 in favor

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

Stacy Keshner petitioned for a rezoning from R-2 to C-2 at 701 W. Delmar to move "White Birch" from 611 W Delmar into larger accommodations.

Jim Schrempf explained the public hearing procedures.

Doug Waggoner presented a photo and aerial map of the property at 701 W. Delmar to view.

Stacy Keshner, an interior decorator, stated she wants to move her business from 611 W. Delmar to 701 W. Delmar for more room since her business is expanding. She has mainly bridal registry, but would like to expand into baby registry, women's clothing, perfume, and shoes. She gets a lot of business from Chesterfield, Wildwood, and Edwardsville. She will not change the exterior looks of 701 W. Delmar. It was built in 1873 and she wants to keep it with the historic look.

Jim Schrempf stated the request is for a C-2 zoning, but C-1 might work. C-2 is for more heavy commercial.

Questions from Plan Commission:
Parking? Ms Keshner stated there are 8 spaces in the rear of 611 W. Delmar. The new location has 8 spaces as well except there is a garage to park 2 more cars.
Parking expansion? No, she stated the parking will not be expanded. Might put up a new fence later, but not in budget at this time.
Driveway? Will not be putting a driveway through to Elfgen.
Hours? Same as now except will be open Sunday and Monday in Dec for Christmas.

Questions from audience:

- Joe Bellitto, 637 Elfgen, lives right behind property in question. Has concerns about blacktop on the parking lot in the rear because his property slopes and they have flooding problems now. Ms Keshner stated she has nothing in her budget for blacktop or parking changes. Wants to keep the area greenspace for her 6 year old son to play.
- Will she ever put a driveway in to make access to Elfgen? No.
- Joan Bellitto, 637 Elfgen, asked if the owner would be living there and Ms Keshner stated no.
- Ruth Starbuck, 645 Elfgen, was concerned about flooding too.
- Matt Huber, 633 Elfgen, was concerned about flooding and parking as well. Ms Keshner stated if she ever adds more parking, it will be in the front of the property, not back.
- Lou Baruxen, 2603 Rutledge, asked if the trees would be trimmed and had some tax questions? Ms Keshner said yes the trees would be trimmed. Jim Schrempf gave his opinion that a commercial rezoning should not change the residential value on Elfgen.

Mr. Waggoner stated if the parking lot is blacktopped, permits and a run-off study would be required. That would be expensive and involved.

Those in favor or in opposition: No.

Doug Waggoner discussed his attached memo and showed an aerial map of the property across the street, which is Godfrey. He stated C-1 would be recommended if rezoned.

Motion was made by Terry Dooley and seconded by Barry Clayton to close public hearing.
Vote was 7 to 0 in favor.

Bill Stoutenborough questioned if this would be considered spot zoning?
Jim Schrempf explained, but it was up to the commission to decide.

Motion was made by Chris Schuneman and seconded by Sam Gomer to rezone from R-2 (Single Family Residential) to C-1 (Neighborhood Commercial) on the property identified by permanent parcel number 23-2-07-02-05-101-008, Section 2, Township 5 North, Range 10 West of the Third Principal Meridian, also known as 701 W. Delmar, Alton, Illinois, to move "White Birch" from 611 W Delmar into larger accommodations.

Vote was 5 in favor: Bill Stoutenborough, Barry Clayton, Sam Gomer, John Callander, Terry Dooley
2 in opposition: Mark Hackworth, Joe Blair

Adjourned 2:00
attachment

MEMORANDUM

TO: The Alton City Plan Commission

FROM: Doug Waggoner, Code Inspector, Building & Zoning

DATE: December 1, 2009

RE: Rezoning of the property at 701 W. Delmar (P.I. #: 23-2-07-02-05-101-008) from R-2 Single Family Residential, to C-2 General Commercial to accommodate a business; White Birch Interiors and Home Accents moving from 611 W. Delmar

City staff does not oppose this rezoning request; The business "White Birch Interiors and Home Accents" has been in existence within the same block for approximately two years and, to our knowledge, has created no problems or complaints within the neighborhood. However, there some issues that must be considered.

- The requested rezoning may constitute spot zoning and the parcel in question does not meet the minimum zoning district size of 2 acres.
- The properties directly across the street to the north are Godfrey, and there is Commercial or Business zoning in close proximity in Godfrey.
- Furniture and Home Furnishing stores (NAICS 442) are permitted uses within C-2
- A zoning classification of C-1 might be more appropriate for the single parcel zoning district, although it does not meet the minimum district size of 2 acres. There are numerous properties around town, zoned C-1, that do not meet the 2 acre min.
- Furniture and Home Furnishing stores (NAICS 442) is not a use permitted by right or special use permit within C-1; however, there are permitted uses within C-1 which are not too dissimilar.

  Office supply, stationary and gift stores (NAICS 4532)
  Specialized design services (NAICS 5414)
  Paint and Wallpaper stores (NAICS 44412)
  Electronics and Appliance stores (NAICS 443)