

ALTON PLAN COMMISSION MINUTES
CITY COUNCIL CHAMBERS
APRIL 12, 2016 – 1:15 p.m.
(As unapproved by the Plan Commission)

PRESENT: Joe Blair (Vice-Chairman), John Rain, Gary Doerr, Terry Dooley, Eva Perkins, Martha Kane, Todd Harpole

ABSENT: Mark Hackworth, Barry Clayton, James Rogalsky

OTHERS PRESENT: Matt Asselmeier (Deputy Director of Development and Housing), Jim Schrempf (Corporation Counselor), and Micky Jones (Secretary)

Vice-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 Terry Dooley and seconded by Gary Doerr to approve the minutes of the regular meeting of March 15, 2016. Vote was 7 to 0 in favor.

**Motion was made by Todd Harpole and seconded by Terry Dooley to open the public hearing.
Vote was 7 to 0 in favor.**

Matthew Asselmeier petitioned to amend Section 10 B of Chapter 5 of Title 11 by adding Kidney Dialysis Centers (uses within NAICS Code 621492) to the list of Healthcare and Social Assistance uses allowed as permitted uses within the C-2 General Commercial Zoning District.

Jim Schrempf referred to Matt Asselmeier's memorandum, see attached.

Mr. Asselmeier stated the staff recommends the text amendment and both dialysis centers and both hospitals were informed and there was no correspondence.

**Motion was made by Terry Dooley and seconded by Eva Perkins to close the public hearing.
Vote was 7 to 0 in favor.**

Motion was made by Terry Dooley and seconded by Gary Doerr to amend Section 10 B of Chapter 5 of Title 11 by adding Kidney Dialysis Centers (uses within NAICS Code 621492) to the list of Healthcare and Social Assistance uses allowed as permitted uses within the C-2 General Commercial Zoning District.

Vote was 7 to 0 in favor

Jim Schrempf stated Joshua Young was on the agenda to make public comments, but was not at the meeting.

**Adjourned 1:20 p.m.
Attachments**

MEMORANDUM

TO: The Alton City Plan Commission

FROM: Matthew H. Asselmeier, MPA, AICP, Deputy Director of Development and Housing

DATE: April 5, 2016

RE: Proposed Zoning Text Amendment adding Kidney Dialysis Centers to the List of Permitted Uses within the C-2 General Commercial District

Matthew Asselmeier, Deputy Director of Development and Housing petitioned the Alton City Council to amend Section 10 B of Chapter 5 of Title 11 by adding Kidney Dialysis Centers (uses within NAICS Code 621492) to the list of Healthcare and Social Assistance uses allowed as permitted uses within the C-2 (General Commercial District).

Background

In an effort to reduce individuals and businesses from investing money in properties prior to verifying the zoning of the property, the City altered its business licensing processes to include a pre-application process requiring the applicant to meet with Staff from the Department of Development and Housing to ensure the proposed business meets the necessary zoning regulations. For various reasons, certain businesses operating within the City were not required to obtain business licenses. Until recently, kidney dialysis centers were one of these businesses.

Kidney Dialysis Centers (uses within NAICS Code 621492) are permitted uses only within the MED (Medical District). This use is not a special use within any other zoning classification.

When DaVita Dialysis Center opened in their original location at 3511 College Avenue, they were not required to obtain a business license at that location. In October 2015, DaVita Dialysis Center relocated to 309 Homer Adams Parkway and invested over Seven Hundred Fifty-Thousand Dollars (\$750,000) at that location. Both the College Avenue location and the Homer Adams Parkway location were zoned C-2 (General Commercial District).

On March 4, 2016, Southwestern Illinois Dialysis submitted an application requesting permission to operate a kidney dialysis center at 7 Professional Drive. The subject property is also zoned C-2 (General Commercial District). This center is already open and, in 2014, the company invested approximately Two Million Dollars (\$2,000,000) at their facility on Professional Drive.

The following Healthcare and Social Assistance businesses are permitted uses within the C-2 (General Commercial District):

1. Offices of physicians (uses within NAICS code 6211).
2. Offices of dentists (uses within NAICS code 6212).
3. Offices of other health practitioners (uses within NAICS code 6213).
4. Medical and diagnostic laboratories (uses within NAICS code 62151).
5. Nursing and residential care facilities including only the following:
 - a. Nursing care facilities (uses within NAICS code 623110).
 - b. Continuing care retirement communities (uses within NAICS code 623311).
6. Individual and family services (uses within NAICS code 6241).
7. Vocational rehabilitation services (uses within NAICS code 6243).
8. Childcare centers (uses within NAICS code 6244).

Community counseling centers (uses within NAICS code 621420) are special uses within the C-2 (General Commercial District).

The majority of commercially zoned land in the City is zoned C-2 (General Commercial District). A copy of the Zoning Map is included as Exhibit A. The majority of this land is classified as “commercial” on the Future Land Use Map, which is included as Exhibit B. “Commercial” is defined on page 57 of the Comprehensive Plan as follows:

“The commercial land use category is intended primarily for retail and office uses. This category will allow a broad range of retail uses and will include many uses allowed in the city’s commercial zoning districts. Office uses will primarily consist of business and professional offices. Specific commercial land uses will be regulated by the city’s zoning ordinance.”

In addition, on page 77, the Comprehensive Plan states, “Alton could become the health care center for Madison and Jersey Counties.” Several medical related businesses are listed as “desired health care services to attract to the city”; this list includes outpatient care centers, medical and diagnostic laboratories, and specialty hospitals, all of which are similar to kidney dialysis centers.

Findings

Due to market conditions, Staff foresees few stand-alone kidney dialysis centers opening in the area. In addition, where they have located, no negative impacts of their business operations have been reported to the City. Lastly, these businesses have invested large sums of money in their properties and appear to be putting their respective buildings to productive use. Based on the above information and the language contained in the Comprehensive Plan, Staff believes that adding this use to this list of permitted uses within the C-2 (General Commercial District) would be appropriate. To that end, Staff recommends the following text amendment to the Zoning Ordinance of the City of Alton:

- Amendment to Sub-Section B of Section 10 of Chapter 5 of Title 11 of the City Code of the City of Alton adding the following permitted use under Healthcare and social assistance including only the following:

“Kidney dialysis centers (uses within NAICS Code 621492).”

CORRESPONDENCE RECEIVED

Favorable: None as of the date of this Memo

Unfavorable: None as of the date of this Memo