

***Historical & Architectural Review Commission
Minutes April 26, 2016***

CALL TO ORDER

Chairperson, Terry Pierce, called the meeting to Order on Tuesday April 26, 2016 at 5:30 PM

ATTENDANCE / ROLL CALL

Members Present were: Terry Pierce, Kim King, LaDonna Walden and Ritch Alexander. Also present were: Zoning Administrator Steve Willaredt, Granite City's Building Inspector Ralph Walden, Asst. City Attorney Laura Andrews, Alderman Tim Elliott and Alderwoman Nikki Petrillo. Excused absence Paula Hagnauer and Karen Raines

SWEAR-IN

The Chair asked the Petitioner and those wishing to speak this evening to stand and be sworn in.

MINUTES/AGENDA

A motion to approve the Minutes from the previous meeting held on (February 23, 2016) and this evening Agenda was made by Ritch Alexander and seconded by Kim King. Voice vote. All ayes. Motion carried.

PETITIONER:(1)

**Joseph Colyer
2054 Edison**

**Request approval to establish Granite City Business Foundry
Nonprofit networking group; business/offices spaces for lease,
Community Center in a district zoned D-1 Arts and Entertainment sub-
district.**

Joseph Colyer , introduced himself and stated he is renting out this building to a nonprofit organization Granite City Business Foundry. We have filled out the 1023 EZ for their 501 C 3 status. We want to be a driving force for economic development in Granite City. A place to share with entrepreneurs looking to start a business in Granite City. We partner with Patrick McKee Small business Development Center, David Craig with Service Cor of retire executives, Galen Gondolfi over at Justine Petersen for Venture Capitol SPA, ties for lending for small businesses. Bottom floor will be used for co-op space where entrepreneurs will use the digitalized key pad security for 24 /7 access and copying center with Wi-Fi and amenities to enjoy.

Will add extra lighting features for additional security measures, add trees to easement, add some repairs to the building as finish exterior coat of paint, tuck pointing and improvement to fencing side facing 21st street. We want to put a roof top garden above the ball room located on the second floor flat roof . This area of Granite City is considered a Food Desert, we believe there is grant funding money to claim to accomplish this. A place where the community can utilize and grow vegetables, there is a lot of flat space on top of this roof and will make the building more Geo thermal. A community garden functions as a

garden where residents can grow vegetables and things of that nature. There are companies that setup roof top gardens. SIUE has front runners professors who do this on a national scale. They have pavers and vertical walls you can set up for extra growing room. The pavers are made of composites that is lighter than your typical dirt. There will not be any containers for growing plants. A structural engineer will be used to make the design and bring back to the Harc board and City Council.

During the day there will be someone on site managing the facility and strictly there would be no access to the roof yet. When the rooftop garden is open the hours will only be available when there is an onsite manager there.

Within our designs we do plan to put in a elevator and make it ADA compliant. In the meantime we will look at a temporary chair lift solution for the stairs that are there now.

Also in part our designs for the third floor we would like to have a community kitchen, we have access directly from the third floor to the second floor roof top garden thru a door because the building is tiered. You would walk thru the giant kitchen to get to the roof top garden. We want to work with SWIC to bring in some interns in their Culinary program for utilizing the fresh ingredients from the garden and help teach classes on what they know.

We will add additional lighting as flood lights to help with security to the parking lot and around the building.

Mr. Colyer stated the development will be done in phases. The first phase on the first floor will be done in approximately six months. This will consist of office spaces for the Granite City Business Foundry.

Terry Pierce's concern was access to the community garden, what are the hours for roof top garden, need to see a Architecture drawing for the second and third floor development.

LaDonna Walden's concerns was what is the purpose of the roof top garden, will the roof top garden have some sort of privacy.

Rich Alexander's concern was would the plants be in pots/containers for growing, what kind of lighting will be added on the premises. What height would the privacy fence be for the rooftop garden.

Kim King's concern was that a privacy fence on the roof would not look aesthetically pleasing.

Steve Willaredt's concern was what is the time line for the development of elevator, building repairs, lighting, rooftop garden, adding trees to easement and paving parking lot. Community garden sounds like you will allow anyone to come and get vegetables from the rooftop garden. Community garden hours. Off the first floor there is door to a section on the first floor roof will it be accessible.

Assist City Attorney Laura Andrews concern was what are your plans in the first 6 months and then the second phase of development.

Mr. Colyer stated he plans to have the first floor rehab for the business center office spaces, egress to Edison Ave, pave parking lot, diagonal parking spaces line, plant trees on easement, tuck pointing done, bring color scheme to board for approval to paint building, lighting for security, fencing and landscaping.

Second phase which is the second floor rooftop garden will begin after the first phase is done and will be approximately 6 months. Mr. Colyer will bring in Architectural Structural Engineer plans for the rooftop

garden for approval with fencing as an option. Hopefully, they will be able to get grant money to help with the rooftop garden and towards the purchase of the elevator.

Third phase will be the third floor for the community kitchen and will be done in two years.

Chairman asked if there was anyone in the audience that wanted to speak either for or against this petition.

Against Petition:

Mrs. Debbie Johnson resides at 2049 State St and stated she is against the roof top garden due to invasion of their privacy.

Motion: by Kim King and seconded by Ritch Alexander that we approve the petition as follow that the business of the Granite City Business Foundry be allow to open at that location, that they be allow to do the first floor business center, egress to Edison Ave, pave parking lot, diagonal parking spaces, repairs as tuck pointing and painting, do something with the side door fence, lighting, security lighting and landscaping. Also, Mr. Colyer will give to Steve Willaredt Building & Zoning Administrator an artist rendering of the building with his color choice. Which Steve will represent to Harc at the next Harc meeting.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Kim King	Yes	Ritch Alexander	Yes

All ayes. Motion Carried

The HARC checklist was completed by Kim King as follows:

- 1). Days and hours of operation limited to: 24 hours Seven (7) days a week for members
- 2). Signage: to be approved by Building and Zoning
- 3). Screening required? Yes, if dumpster will be used.
- 4). Provisions for parking and loading: parking lot
- 5). Will any additional outside lighting be installed? Yes will be on drawing.
- 6). Any adverse affects on public health, safety and welfare? Not for portion that was approved
- 7). Any substantial injury to the value of other property in the neighborhood? same.
- 8). Will proposal substantially alter the essential character of the district in which it is located?
The use is a Special Use
- 9). Are provisions needed for the protection of adjacent property? Not for portion approved
- 10). Additional requirements? N/A
- 11). Will permit expire with change in ownership? Yes.
- 12). Is re-application necessary to intensify use? Yes, see details of motion.
- 13). Shall the Zoning Administrator or HARC, have the right to bring back this permit for review if, at any time, they find the stated intent of this permit has not been followed, or the business has become a nuisance, or is in violation of the above-named conditions? Yes.

Motion: by Kim King and seconded by Ritch Alexander to approve the petition with an addendum for petitioner to bring in color scheme and allow with the above named stipulations (Checklist: 1 thru 13). Business to be located in a D-1 Arts and Entertainment.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Kim King	Yes	Ritch Alexander	Yes

All ayes. Motion carried

PETITIONER:(2) Anthony Aiello (Imperial Pub & Club)
1413 20th St
Request approval for a 10 ft x 5 ft flush mount backlit sign.

Anthony Aiello introduced himself and passed out a new sketch for the 10 ft x 5 ft flush mount sign. Mr. Aiello stated the flush mount backlit sign would be on the southeast wall facing Grand Ave.

Motion: by Ritch Alexander and seconded by LaDonna Walden to approve the petition for the new proposed 10 ft x 5 ft flush mount backlit sign.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Kim King	Yes	Ritch Alexander	Yes

All ayes. Motion Carried

The Chair stated to the Petitioner, the HARC is a recommending body to the City Council and the Council will have the final determination at their next regularly scheduled meeting to be held May 3rd, 2016.

NEW BUSINESS

None voiced

UNFINISHED BUSINESS

None voiced

Motion to Adjourn by Ritch Alexander seconded by Kim King. Motion carried.

Respectfully submitted,

Bonnie Dickerson

Secretary, HARC

**Historical & Architecture Review Commission
Advisory Report, Meeting held on April 26, 2016**

**PETITIONER (1): Joseph Colyer
 2054 Edison
 Establish Granite City Business Foundry
 D-1 Arts and Entertainment Sub-District**

Motion: by Kim King and seconded by Ritch Alexander that we approve the petition as follow that the business of the Granite City Business Foundry be allow to open at that location, that they be allow to do the first floor business center, egress to Edison Ave, pave parking, diagonal parking spaces, repairs as tuck pointing and painting, do something with the side door fence, lighting, security lighting and landscaping. Also, Mr. Colyer will give to Steve Willaredt Building & Zoning Administrator an artist rendering of the building with his color choice. Which Steve will represent to Harc at the next Harc meeting.

Roll Call:

Terry Pierce	Yes	LaDonna Walden	Yes
Paula Hagnauer	Yes	Karen Raines	Yes
Kim King	Yes	Ritch Alexander	Yes

All Ayes. Motion carried by unanimous consent.

**PETITIONER (2): Anthony Aiello (Imperial Pub & Club)
 1413 20th St
 Request approval for a 10 ft X 5 ft flush mount backlit sign
 D-1 Arts and Entertainment Sub-District**

Motion to approve the petition and allow the 10 ft x 5 ft flush mount backlit sign on the southeast wall facing Grand Ave.

Roll Call vote:

Terry Pierce	Yes	LaDonna Walden	Yes
Kim King	Yes	Ritch Alexander	Yes

All Ayes. Motion carried by unanimous consent.

end of Advisory Report