



# City of Granite City

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## *Historical Architecture Review Committee*

### *Minutes*

*September 28, 2010*

#### **CALL TO ORDER**

Chairman Ron Laboray called the meeting of the HARC Commission to Order at 5:00 PM.

#### **ATTENDANCE / ROLL CALL**

Members Present were: Chairman Ron Laboray, Henry Gabriel, Kim King and Terry Pierce. Excused absences: Eric Hill and Paula Hagnauer. Also present were: Steve Willaredt (Zoning Administrator) and Jon Ferry (Economic Development Director).

#### **MINUTES & AGENDA**

A motion to approve the Minutes and the Agenda for this meeting was made by Terry Pierce and seconded by Henry Gabriel. Voice vote. All ayes. Motion carried by unanimous consent.

#### **CHAIR COMMENTS**

The Chair, Ron Laboray, thanked everyone for coming to the meeting and announced Jennifer Flores's APO Art Gallery, 1412 Niedringhaus Avenue, will host the Grand Opening on October 3, 2010. He extended an invitation to everyone to attend; see the renovations to the building and experience the Open Studio concept. He then called for the first petitioner.

#### **PETITIONER: Kayla's Florist & Gifts 1206 Niedringhaus Avenue**

Karen Sanders introduced herself and her husband, Larry, and stated they wish to open a small Flower Shop and Boutique, selling new clothing apparel, wedding attire, tuxedos, gifts and balloons. They have been in business for 30 years in East St. Louis and Washington Park. Discussion followed concerning renovations and signage. The Petitioner stated there will be no changes to the outside of the building.

The sign she mentioned for exterior use was an independent, portable sign. The Zoning Administrator informed her that type of sign is not allowed by Ordinance. Allowable signs include flush mounted, sandwich board types, marquee and lighted window signs.

The Chair stated we cannot approve a sign until the Committee has a visual of the proposed exterior sign. The Petitioner agreed to submit a rendering to the Zoning Administrator for approval. Mrs. Sanders then distributed a photo of the proposed sign to be painted on the window and agreed to advise HARC of the color.

The Chairman reviewed the Checklist for Details, Requirements and Conditions as follows:

- Days and Hours of Operation limited to: 10:00 AM to 7:00 PM, Tuesday thru Saturday.
- Signage allowed: Sandwich Style.
- Screening required: N/A. Tote Type Trash Bin Allowed.

- Additional Parking required: No.
- Any additional exterior lighting permitted: No. Petitioner may use an LED scroll-type light inside window.
- Adverse affects on public health, safety and welfare? None.
- Will there be substantial injury to the value of other property in the neighborhood? No.
- Will the proposed use substantially alter the essential character of the district in which it is to be located? No
- Is the Special Exemption necessary to extract reasonable value from the use of the property? No
- Are any provisions needed for the protection of adjacent property? No
- Any additional requirements? No.

The Chairman called for further questions or comments. Kim King questioned the types of clothing to be sold at the Boutique and the Petitioner passed around photos of the clothing sold at her other locations. Terry Pierce asked if she planned to sell a rack of clothes, as shown in the photo, which was a portable aluminum rack on wheels and was told no. No further discussion.

**MOTION** by Terry Pierce and seconded by Henry Gabriel to approve the Petitioner’s request to operate Kayla’s Flower Shop and Boutique. Voice Vote. All ayes. Motion carried.

The Petitioner was advised HARC’s recommendation to approve the boutique will be given to the City Council for final approval at their next meeting scheduled for October 5, 2010, and the color and the text for the window sign is to be given to the Zoning Administrator.

**PETITIONER REVIEWS:**

**1). Lesco Appliances - 1901 State Street**

The Petitioner, nor his representative were present. The revised layout, 10/19, for the proposed sign was distributed. The Zoning Administrator read aloud the sign Detail as described on the top of the front page (Attachment A, available upon request). Discussion followed. The revised layout appeared to be the same design as the original presentation. The committee agreed the proposed sign was not proportionate, and the location on the side of the building makes the proposed sign stick out “like a sore thumb” and all agreed there is no design to the sign at all.

The Committee agreed the sign should have shape, either round or elongate it, to make it fit better with the building and look more modern. The Board suggested changing the size, recommending it be twice as long with a 4-6” radius cornered-curve and use of color that is present in the building, such as beige, that will blend with the building.

The decision was made to table the sign request. The Zoning Administrator will send it back to Mr. Lesco with the above recommendations of HARC. All present agreed.

**2). Cindy’s Variety Shop – 1419 19<sup>th</sup> Street**

Cindy McKinney and her representative brought in numerous items which will be available in their store. Showcase items such as sports memorabilia, Nascar collectibles, trophy cases, souvenirs, frames and plaques for engraving were displayed. The Petitioner stated they buy new, old stock, items. They do not have clothes or furniture to sell.

The next item discussed was signage and Cindy presented their draft of *Cindy's Variety Shop* (Attachment B available upon request). Their request is for two 4 X 8 ft. signs on flat metal. The Zoning Administrator stated the size is allowable. Discussion followed concerning the approved uses in the HARC District D-1. The words *variety shop* are not listed as an approved use; however, based on the presentation this evening, these items could fall in the category of *Hobby* which is a permitted use.

The Chairman reviewed the Checklist for Details, Requirements and Conditions as follows:

- Days and Hours of Operation limited to: 8:00 AM to 6:00 PM, Monday thru Saturday.
- Signage allowed: Existing sign with name change approved. .
- Screening required: As is, chain link with slating.
- Additional Parking required: No.
- Any additional exterior lighting permitted: No.
- Adverse affects on public health, safety and welfare? None.
- Will there be substantial injury to the value of other property in the neighborhood? No.
- Will the proposed use substantially alter the essential character of the district in which it
  - is to be located? No
- Is the Special Exemption necessary to extract reasonable value from the use of the property? No
- Are any provisions needed for the protection of adjacent property? No
- Any additional requirements? Will see that existing propane tank is removed. The exterior paint color will be beige or white.

No further questions or comments.

**MOTION** by Kim King and seconded by Henry Gabriel to approve the Petitioner's request to allow Cindy's Hobby Shop at 1419 19<sup>th</sup> Street. Voice Vote. All ayes. Motion carried unanimous.

### **NEW BUSINESS**

1). Steve Willaredt, Zoning Administrator, reported Rick Krumrey wishes to permanently close-in the windows on the second floor of his furniture store (located at 1305 19<sup>th</sup> Street). The Committee agreed he needs new windows to replace the present plywood being used. he The Chair stated Mr. Krumrey will have to come before the Board with his request.

2). The Chair reported Bert's Rentals is an eyesore with all of the appliances and furniture out in the open. He questioned the Zoning Administrator if anything could be done about it. Steve Willaredt stated he has spoken with the owner and had him about the appliances/furniture up to the building, that area is his property, owned by him.

The Zoning Administrator stated something may be put in Article 15, with the assistance of Laura Andrews, Asst. City Attorney, to contain something like an amendment to prohibit appliances and furniture on the outside of the store.

3). Henry Gabriel asked Jon Ferry, Economic Development Director, if he knew of any funds, grants, or low interest loans available to assist business owners with financial burdens. Jon replied, he honestly did not believe much is available right now, there are a few programs at the County level and the Federal level would be in the form of "tax breaks".

The Chair asked if he would submit names and addresses of agencies that provide assistance and Jon agreed.

**UNFINISHED BUSINESS**

None voiced.

MOTION to adjourn made by Henry Gabriel and seconded by Kim King. Motion Carried.

Respectfully submitted,

*Barbara Hawkins*

Secretary, HARC