



City of Granite City

Building and Zoning Dept. 2000 Edison Granite City, IL 62040 Phone:(618) 452-6218 FAX:(618)452-6246

PLAN COMMISSION MINUTES JULY 3, 2008

1. CALL TO ORDER AND ROLL CALL Chair Sharon Ryan called the July 3, 2008 Plan Commission meeting to order with roll call at 7:00 p.m.

MEMBERS PRESENT:

Frank Greathouse
Ben Ward
Jack Taylor
Sharon Ryan

Don Luddeke
Tim Elliott
Shirley Howard

MEMBERS ABSENT:

Sandra Crites (ex.)
Mark Wilson (ex.)
John Janek (ex.)
Mark Davis (ex.)

OTHERS PRESENT Alderman Jim Smith, and petitioners.

2. Pledge of Allegiance, Comments, Swear in: Chair Ryan swore in those present, explained the board is a recommending body to the City Council who has final say on all petitions.
3. Approval of Minutes, and Agenda. Motion by Elliott, second Greathouse to approve minutes and agenda, approved by common consent.
4. No council report.
5. PETITION - Downtown Planned Unit District
ARCH, Alcoholic Rehabilitation Community Home, request the addition of a DUI Evaluation and DUI Risk Education classes to it's existing services.

BOARD DISCUSSION: Mr. Cary Green representing ARCH HOUSE and Mr. James Huschle president of the Board of Directors addressed the board. Mr. Green explained they want to add DUI evaluation and education classes to their existing residential treatment services. He said this would be an out-reach service, for a fee, for those individuals with DUI's who meet a set criteria.

Chair Ryan asked how and where they get the clients. Mr. Green responded that they advertise their services and they have referrals from treatment centers and others. Mr. Huschel explained this would be an out-patient service. The DUI clients would not be a part of their residential population. Mr. Elliott questioned the 10:30 curfew. It was explained that curfew is for residents only. The school would be on Tuesdays and Wednesdays from 6:30 pm. to 9:00 p.m. for out patient clients not their residents.

Mr. Willaredt stated that this is in a Planned Unit Development and he hesitates to intensify this P.U.D. with more treatment facilities. He said we already seem to be saturated with these services. He asked how many people they expect. Mr. Green said he didn't know. Mr. Huschle explained there is a need for these services in Granite City. He said Collinsville, Alton, Bellville, Edwardsville, and surrounding communities all provide these services now. He explained that this would be funded on a fee basis, paid by the client, some ordered by the court. He explained how the DUI clients are evaluated and the number of hours and classes they are required to take to get back their drivers license.

Chair Ryan stated that there seems to be plenty of other places people with DUI's can go, other than our Downtown Planned Unit District, for treatment and education.

Mr. Willaredt asked, "what steps are you required to do to implement this program"? Mr. Huschle said a State License, this petition is the first step. We can not get a State License to do this unless we are approved by the city first. We have to comply with all local laws and regulations. There is a need for the service, money is tight and we want to increase our revenue to keep our facility operating.

MOTION by Greathouse, seconded by Luddeke to approve the additional services.

ROLL CALL VOTE: Elliott, Howard, Taylor, Luddeke, Greathouse – YES. Ward and Ryan – NO.

6. NEW BUSINESS

7. OLD BUSINESS:

Mr. Willaredt presented drawings by THF for Lowe's to change the retention pond area. THF representatives were not in attendance. A letter dated July 3 from Juneau stated that they are finalizing their review of the documents and would be completed next week. This item will be placed on the August agenda.

8. ADJOURNMENT:

Motion to adjourn by Luddeke, second Ward. Motion passed, meeting adjourned.

Respectfully Submitted,
Plan Commission Secretary

cc: Mayor/City Council/Attorneys
City Clerk/Commission

PLAN COMMISSION ADVISORY REPORT

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PETITIONER: Alcoholic Rehabilitation Community Home (ARCH HOUSE)
LOCATION: 1313 21st Street – aka 2101 21st Street
REQUEST: Add DUI evaluation and DUI risk education classes to existing services.

FINDING OF FACT: Recommendations and reasons thereof: If the proposed amendment alters district boundaries or changes the status of any use, the Plan Commission may report findings concerning each of the following:

- a) Existing use(s) and zoning of property in question: Rehabilitation residential home Zoned Downtown Planned Unit District
- b) Existing use(s) and zoning of other lots in the vicinity of the property in question: Mix of residential and business uses in the Downtown Planned Unit District
- c) Suitability of the property in question for uses already permitted under existing regulations: Not a listed use in the new Planned Unit District – existing facility was suitable before the zoning was changed to a Downtown Planned Unit District
- d) Suitability of property in question for proposed use: Proposed use is an addition to the existing uses. Board found it suitable.
- e) The trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last re-zoned: not a re-zoning - existing facility - no trend.
- f) The effect proposed re-zoning would have on implementation of the City's Comprehensive Plan: existing facility - no effect

MOTION: by Greathouse, seconded by Luddeke to approve the additional services.
ROLL CALL VOTE: Elliott, Howard, Taylor, Luddeke, Greathouse – YES. Ward and Ryan – NO.
5 YES – 2 NO

EX. Excused absence UN. Unexcused absence

ROLL CALL

Sandra Crites	absent (ex)	Jack Taylor	yes
John Janek	absent (ex)	Ben Ward	NO
Sharon Ryan	NO	Shirley Howard	yes
Tim Elliott	yes	Mark Davis	absent (ex)
Mark Wilson	absent (ex)	Don Luddeke	yes
Frank Greathouse	yes		

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Chair: Sharon Ryan