



Mary Jo 876-8358

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 MAY 1, 2008

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

MEMBERS PRESENT:

John Janek
Ben Ward
Mark Wilson
Sharon Ryan

Don Luddeke
Sandra Crites
Jack Taylor

MEMBERS ABSENT:

Tim Elliott (excused)
Mark Davis (excused)
Shirley Howard
Frank Greathouse

OTHERS PRESENT: Aldermen, Dan McDowell, City Engineer representative Ron Keeps, Asst. City Attorney Laura Andrews, John Ferry, board secretaries, petitioners and residents.

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 Janek, second Ward, to approve minutes and agenda, amend (b) to 37ac. instead of *86, motions approved by common consent.
4. No council report.
5. PETITIONS
- a) LOWE'S of Granite City THF Granite City Development, LLC St. Louis, Mo
Lowe's request approval to Rezone "A" to "M-4" and Subdivide a 37 acre tract preliminary/final plats for a home improvement store on Rt. 3 adjacent and North of Wal-Mart, for building, parking, detention basins and out lots.

Board Discussion: Alan Bornstein represented THF, the developers for the Lowe's project. He said the property is off Rt. 3 immediately adjacent to Wal-Mart. He presented plats and renderings showing the primary development of Lowe's and 8 out-lots. They expect to attract banks, restaurants and retail type stores and shops for the 8 out-lots, there are no contracts at present. Showing elevations of the store he said the development is consistent with other new Lowe's recently developed in Belleville on Green Mount Rd., and in Arnold, Mo. We keep the color pallet neutral to blend in with the landscape. Schaefer Road will be replaced and improved. We are also developing and an entrance from, and improving, Rt. 3. We are in discussions with IDOT and are about 30 days out from approval. We expect all necessary approvals IDOT, IEPA, City, County and State by the middle of September. THF will do all the horizontal/flat work, including Schaefer Road relocation and improvements, building foundation, parking lots, drives, sidewalks, landscaping and detention basins etc., to be done in December. At that time Lowes will start the vertical construction which is expected throughout the winter.

Mr. Ward asked about the cemetery. Mr. Bornstein said there are actually three different cemeteries and they will not be disturbed. We are providing an easement for access to each. Mr. Janek asked about access to Lowe's using Rt. 3. Mr. Bornstein said the right turn will still be there and we will be making improvements and signalization for left and right turns. Mr. Janek said that was good to hear as it will slow truck traffic. Mr. Bornstein said IDOT is very happy with their plans for Rt. 3.

Mr. Bornstein reported these projects are starting with very good timing as a National Shopping Center convention is in 3 weeks and we will be representing this location. With the opening of McKinley Bridge and increased traffic, we think this is a good long term opportunity.

Mr. Ron Keeps of Juneau, said they need a completed copy, with the listed comments required on the April 17 report, but in our recent talks with them we expect that soon. Mr. Bornstein said they will have a completed copy to Juneau next week. Sandy Crites asked if all the utilities will be underground. Mr. Bornstein said yes, but not the detention basin, they will build a pump station above ground. Mr. Janek asked the board to address rezoning before they continue review of the petition.

MOTION by Janek, seconded Ward, for THF Development, LLC for Lowes of Granite City be allowed a rezoning classification for their track of land from A (Agriculture) to M-4 (Planned Industrial District) zone.
ROLL CALL: MOTION PASSED – UNANIMOUS.

Mr. Bornstein presented the subdivision plat. He explained location of the store, re-location of Schaefer Road, and location of the out lots. He also pointed out a minor change in the final plat due to problems finding title ownership of a long and narrow (4 feet wide) strip of land. He said they thought the easiest thing to do is to acquire it and name the strip out lot 12.

MOTION by Crites, seconded by Ward to sub-divide, as per the requirements set up by Juneau & Associates in their report (Final Plat and Construction Plans Review) dated April 17, 2008. Subject to all general, city, federal and state requirements.
ROLL CALL: MOTION PASSED - UNANIMOUS.

Chair Ryan questioned each store coming before the board as a P. U. D. Mr. Bornstein said the PUD ordinance give a list of permitted uses. Ms. Crites said we need to see a proposed ordinance explaining the specific uses because your list "M-4 uses" include industrial. Mr. Willaredt read the uses allowed in M-4. Ms. Crites stated that she is bringing this up to not only to protect the city but the developer as Lowe's would not want industrial uses next door. Mr. Bornstein stated that Lowe's wouldn't accept any manufacturing or industrial business on the out lots, they only want commercial uses to complement their business.

MOTION by Crites, seconded by Ward to approve the final plat as presented and out-lined under the initial preliminary plat requirements.
ROLL CALL: MOTION PASSED UNANIMOUS.

- b) **QUADRANT Granite City Partners, LLC requests development in an "M-4" * 37 acre tract known as Willaredt Acres located off Rt. 3, South of Northgate Industrial Park. Request approval for Subdivision (plats) for 11 lots to be used for commercial, retail, and offices to be known as Gateway Village.**

BOARD DISCUSSION: Doug Keene of Kaskaskia Engineering Group representing Quadrant said they are developing approximately a 35 acre site with 1 acre occupied. This occupied area will stay and brings the total area to about 36.2 acres more or less. There will be 10 out lots. The new Schaefer Road has been approved by IDOT and we are looking for retail shops, restaurants, and entertainment. The cemetery will have access and we will be putting in a new fence for them to beautify and compliment the new development. The house owned by John Sacich will still have access. Chair Ryan asked if there will be any residential built. Mr. Keene said no, this is commercial and will be complementary to the Lowe's development. Chair Ryan questioned requesting approval of a final subdivision plat since they don't have a "Final Plat and Construction Plan Review" report for the board from Juneau.

Mr. Willaredt said Juneau hasn't had a chance to review the final plat and has not received the engineering calculations. Quadrant asked to have the preliminary and final plat approved conditionally tonight. They ask for a "conditional approval" from the board, based upon a final plat approval and final construction plan review reports by Juneau with all the needed criteria as stated in his report. Sandy Crites objected to passing anything based upon a report they didn't have in front of them.

Mr. Keene said part of the problem is the 4' strip. There was trouble finding ownership so we didn't get the final calculations in until yesterday. We plan to time our development with Lowe's and are talking to different retailers. We will have our own detention pond which will run by gravity. Mr. Ward questioned where the run-off ends up, why gravity, and why not use pumps like the others in the area?

Mr. Keene said the elevation of this property is higher. He explained the swale, draining and sloped area. Mr. Ward said this is why we need to see Juneau's report on your engineering.

Mr. Keene explained that if we have to meet Juneau criteria, and we do, then your vote (conditional upon Juneau approval) would be to approve. If it doesn't meet Juneau criteria, your vote wouldn't approve. Jack Taylor asked if this project will be designed to the new County (flood storm) standards. Mr. Keeper of Juneau said most developers design to the County standard, but Juneau didn't have time to review, however this site with the swale behind is one of the better areas in which to discharge.

Attorney Laura Andrews voiced concern that if approved tonight, conditioned upon Juneau's ok, how is the report to be reviewed by this commission? Mr. Taylor said that if Juneau says you have to build a pump station then you have to build a pump station they have to comply. Mr. Keene agreed.

Dan McDowell, Aldermanic Chair of Planning and Zoning said, " May 20 is the City Council meeting and if the report is not done or doesn't meet all the criteria required and approved by Juneau, I will have it tabled until the next Plan Commission meeting."

MOTION by Janek, seconded by Ward for Quadrant Granite City Partners, LLC to develop approximately 38 acres to be sub-divided for "conditional approval" to be based upon approval by Juneau & Associates of the final review and the final plat ("Final Plat and Construction Plan Review") meeting all criteria; general, city state and federal requirements.

Roll Call: Crites – NO, Janek, Wilson, Ward, Taylor, Luddeke, Ryan – YES. MOTION PASSED. 6/1.

6. NEW BUSINESS

a) Review compliance Manhiem Gateway Auto Auction Rt. 3 zoned M-4 Planned Industrial District.

Board Discussion: Mr. Willaredt stated at the last meeting the board asked me to address the auto auction condition. I sent them a letter about our concerns and they are here tonight. Mr. Willaredt said these are the issues; the screening to prevent view from roadway, the expanding or intensity of use, the maintenance and the paving. Mr. Janek said interest in development in this area caused us to take a look at your property. We found that what was once contained is now spreading all over. This is not what we want.

Dan and Amanda Ryan operators of the auction introduced themselves. They reported the following: Juneau and Associates have been taking core samples to see what is under the asphalt and our headquarters has agreed to \$500,000 for improvement of the lot and its drainage. We plan to start asphaltting in front of the building and work our way back as far as the money lasts. Over the last 10 years we just patched, but we intend to do it right this time. The money will not cover asphaltting to the back (the area of car expansion, visible from Rt. 3).

Mr. Luddeke said the city is trying to develop and improve the looks of this corridor your cars need to be screened. Mr. Willaredt said screening or slating may not do much as the lot sets low and just a fence wouldn't screen the cars from Rt. 3. A tall tree or brush line may help but trees take time and more money than a fence. Ms. Ryan said slating would interfere with the security of the electric fence and we don't have the money to maintain trees. She said they don't own the property or the cars. The cars are there for auction and if they don't sell they are removed and returned to their owners there is a quick turn over in the cars. Mr. Willaredt asked the board give them time to make improvements.

MOTION by Janek, seconded by Ward that; Manheim Gateway Auto Auction come back in 6 months time for a report on their progress. ROLL CALL: MOTION PASSED UNANIMOUS.

b) Mr. Louis Simpson, not on the agenda, asked to address the board. The board gave him permission. He discussed use of property in the 1700 block of Cleveland. (Downtown P. U. D. Light Industrial area zoned D-3 per ordinance #3818 Art. 13) He wanted to know if mini storage would be allowed, he said he wanted to put up a few for his own storage and some to rent. The board said they could not advise him to buy or not buy property however mini-storage units are a listed use in light industrial. Mr. Willaredt told him for mini storage he would first have to meet the lot size requirement for the area and use, he would need a minimum of 10,000 s. f. for mini storage allowing for set backs and driveways. It was explained to him that any development in any P. U. D. has to have plans and come before the board for approval which they may or may not grant. NO ACTION NEEDED.

c) **Unauthorized Sign.** Sandra Crites discussed an unacceptable sign located by Hardee's, advertising a driving school. Mr. Janek stated he agrees the sign looks terrible. There is no permit. Mr. Willaredt said he will check it out.

d) **John Ferry, Economic Development Director,** asked the board to consider "form based" codes as a replacement or an over-lay of the current Zoning Ordinance. He went on to explain what form based codes were and how they worked. He said that more and more towns in the mid-West are adopting this type of code. This code gives a city more control over the type of building being built conforming to a city's idea of what is appropriate for certain areas. Chair Ryan asked about residential property. He said this code affects new subdivisions, and only in-fill in older neighborhoods in that case the new in-fill buildings would be built to reflect the style/looks of existing homes. This is in effect a type of P. U. D. for the entire city, based upon what direction city/committees decide they want for certain areas. Now the city has a list of restrictions rather than requirements. He discussed a company that would help mesh the codes with the Zoning Ordinance.

The board questioned the cost, and where it would come from to develop codes and a plan. They said the Comprehensive Plan is needed now. Mr. Ferry discussed the money and agreed the plan is needed it hasn't been updated since 1989 and doesn't relate to today. NO ACTION.

7. **OLD BUSINESS: Zoning Ordinance #3818**

Attorney Laura Andrews asked for motions to amend the ordinance by approving some corrections and needed changes to Zoning Ordinance #3818;

a) Ms. Andrews explained an ordinance was recently passed eliminating the word "registered" in front of mail in Section 9 regarding public hearings. According to Illinois State Statutes it is no longer required to send mail registered. However other places were found in the Zoning Ordinance where they were left in and that needs to be removed also. I need a motion to remove the other "registered" in reference to mail for public hearings.

MOTION by Janek, seconded by Ward to approve the Assistant City Attorney's request to remove the word "registered" (in reference to mail) from all Plan Commission and Board of Appeals public hearings. (Included but not limited to) Sections 9-3.3a and 9-4.2a in Zoning Ordinance #3818.
ROLL CALL: MOTION PASSED UNANIMOUS

b) Ms. Andrews explained the FCC's Federal Law says you can not impose impact fees on telecommunication towers. She asked the board to recommend to the council to remove "impact fees" from Section 5-15 Telecommunication Towers and Related Equipment in Zoning Ordinance #3818.

MOTION by Luddeke, second by Ward, to amend the ordinance by removing "impact fees" from Section 5-15 Telecommunication Towers and Related Equipment. ROLL CALL: MOTION PASSED UNANIMOUS.

c) Chair Ryan stated she has a definition for mobile, manufactured, and modular homes she would like Ms. Andrews and the board to review for the next meeting.

8. **ADJOURNMENT:**

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

Respectfully Submitted,
Plan Commission Secretary

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

PLAN COMMISSION ADVISORY REPORT

May 1, 2008

Pg 5

PETITIONER: LOWE'S of Granite City, by THF Granite City Development, LLC St. Louis, Mo

LOCATION: Off Rt. 3 adjacent and North of Wal-Mart to be located on Schaefer Rd.

REQUEST: #1. Rezone "A" to "M-4" #2. Subdivide / approve final plat for a 37 acre tract for a home improvement store and out lots.

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: Vacant land zoned "A" Agricultural
- b) Existing use(s) and zoning of other lots in the vicinity of the property in question: C-5 Commercial South, Agricultural uses and Industrial uses zoned A and M-4.
- c) Suitability of the property in question for uses already permitted under existing regulations: Suitable
- d) Suitability of property in question for proposed use: 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: Commercial.
- f) The effect proposed re-zoning would have on implementation of the City's Comprehensive Plan: M-4 was not a zone designation at the time the Comprehensive Plan was developed.

1 - MOTION by Janek, seconded Ward, for THF Development, LLC for Lowes of Granite City be allowed a re-zoning classification for their track of land from A (Agriculture) to M-4 (Planned Industrial District) zone. ROLL CALL: MOTION PASSED – UNANIMOUS.

#2 - MOTION by Crites, seconded by Ward to sub-divide, as per the requirements set up by Juneau & Associates in their report (Final Plat and Construction Plans Review) dated April 17, 2008. Subject to all general, city, federal and state requirements. ROLL CALL: MOTION PASSED - UNANIMOUS.

#3 - MOTION by Crites, seconded by Ward to approve the final plat as presented and out-lined under the initial preliminary plat requirements. ROLL CALL: MOTION PASSED UNANIMOUS.

EX. Excused absence UN. Unexcused absence

ROLL CALL

Sandra Crites	yes	Jack Taylor	yes
John Janek	yes	Ben Ward	yes
Sharon Ryan	yes	Shirley Howard	absent
Tim Elliott	absent (ex)	Mark Davis	absent (ex)
Mark Wilson	yes	Don Luddeke	yes
Frank Greathouse	absent		

May 1, 2008

Chair: Sharon Ryan

PLAN COMMISSION ADVISORY REPORT

May 1, 2008

Pg 6

PETITIONER: Quadrant Granite City Partners, LLC

LOCATION: Off Rt. 3, South of Northgate Industrial Park to be located on Schaefer Rd.

REQUEST: Approval of Subdivision plats preliminary and final for an approximately 37 acre vacant tract of land for development of 11 lots for commercial, retail, offices uses to be known as Gateway Village. Property is zoned M-4 Planned Industrial District.

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: M-4 vacant property used agriculturally
- b) Existing use(s) and zoning of other lots in the vicinity of the property in question: M-4 with vacant land and industrial uses.
- c) Suitability of the property in question for uses already permitted under existing regulations: Suitable
- d) Suitability of property in question for proposed use: 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: Commercial
- f) The effect proposed re-zoning would have on implementation of the City's Comprehensive Plan: Not a rezoning request. Existing zoning M-4 came into effect after the plan was adopted.

MOTION by Janek, seconded by Ward for Quadrant Granite City Partners, LLC to develop approximately 38 acres to be sub-divided for "conditional approval" to be based upon approval by Juneau & Associates of the final review and the final plat ("Final Plat and Construction Plan Review") meeting all criteria; general, city state and federal requirements. Roll Call: Crites – NO, Janek, Wilson, Ward, Taylor, Luddeke, Ryan – YES. MOTION PASSED 6/1.

Note: Request is to be sent back to Plan Commission if the review is not completed and all requirements approved by Juneau by the May 20 Council meeting.

EX. Excused absence UN. Unexcused absence

ROLL CALL

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

May 1, 2008

Chair: Sharon Ryan

PLAN COMMISSION ADVISORY REPORT

May 1, 2008

Pg 7

REVIEW BUSINESS FOR COMPLIANCE

Manhiem Gateway Auto Auction off Rt. 3 zoned M-4 Planned Industrial District.

Board members discussed condition and appearance of the auto auction in the Rt. 3 corridor and what can be done to improve the looks of the area from Rt. 3. Operators of the auction site are Dan and Amanda Ryan residing in Wood River IL stated they are in the process of making improvements.

MOTION by Janek, seconded by Ward that; Manheim Gateway Auto Auction come back in 6 months time for a report on their progress.

EX. Excused absence UN. Unexcused absence

ROLL CALL

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

May 1, 2008

Chair: Sharon Ryan

PLAN COMMISSION ADVISORY REPORT

May 1, 2008

Pg 8

Zoning Ordinance #3818

REQUEST: Assistant City Attorney Laura Andrews requests corrections and changes to the city's Zoning Ordinance to comply with current State Statutes and Federal Laws.

#1 MOTION by Janek, seconded by Ward to approve the Assistant City Attorney's request to remove the word "registered" (in reference to mail) from all Plan Commission and Board of Appeals public hearings. (Included but not limited to) Sections 9-3.3a and 9-4.2a in Zoning Ordinance #3818.
ROLL CALL: MOTION PASSED UNANIMOUS

#2 MOTION by Luddeke, second by Ward, to approve the Assistant City Attorney's request to amend the ordinance by removing "impact fees" from Section 5-15 Telecommunication Towers and Related Equipment. ROLL CALL: MOTION PASSED UNANIMOUS

EX. Excused absence UN. Unexcused absence

ROLL CALL

Sandra Crites	yes	Jack Taylor	yes
John Janek	yes	Ben Ward	yes
Sharon Ryan	yes	Shirley Howard	absent
Tim Elliott	absent (ex)	Mark Davis	absent (ex)
Mark Wilson	yes	Don Luddeke	yes
Frank Greathouse	absent		

May 1, 2008

Chair: Sharon Ryan