



# 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

October 2, 2008

1. CALL TO ORDER AND ROLL CALL Chair Sharon Ryan called the October 2, 2008 Plan Commission meeting to order with roll call at 7:00 p.m.

MEMBERS PRESENT: Sandra Crites, Tim Elliott, Frank Greathouse, Ben Ward, Sharon Ryan.

MEMBERS ABSENT/EXCUSED: John Janek, Don Luddeke, Shirley Howard, Mark Davis, Jack Taylor and Mark Wilson.

OTHERS PRESENT: Alderpersons Dan McDowell, Jim Smith, Mary Wofford, Laura Andrews Asst. City Attorney, Zoning Administrator Steve Willaredt, petitioners, residents and observers.

2. Pledge of Allegiance, Comments, Swear in: Chair Ryan swore in those present and explained the board is a recommending body to the City Council who has final say on all petitions. Next City Council meeting is Oct. 21<sup>nd</sup>.
3. Approval of Minutes, and Agenda, Motion by Elliott, second by Ward to approve September's minutes and tonight's agenda as presented. Motion Passed.
4. Council Report  
Alderman Dan McDowell reported the City Council concurred with all recommendations by the Plan Commission for September's meeting.
5. PETITIONS:
  - a) 1096 Geil Drive – Planned Industrial Unit Development District M-4  
Requested by Michael Riggio a change in an M-4 from a vacant building to use as a A & M Merchandise Liquidators, a surplus liquidation business.

### BOARD DISCUSSION:

Mr. Juan M. Martin Jr. residing in Wood River IL stated he's been in the business over 30 years and has a store in Wood River. Wanting to expand he partnered with Michael Riggio and found a Granite City location. Mr. Martin explained this is a surplus liquidation business it is a collection point for surplus goods and overstocks, to sell to flea marketers, E-Bay, and web site sellers.

Char Ryan asked if they have walk-in customers. Mr. Riggio stated they have a warehouse and an 800 s. f. office. The office will have some display items but the main purpose of the business is receiving and selling by the pallet load. Churches and organizations can buy these pallets for their money making projects as well as flea markets or it can be a second income. Most items are sold 10 cents to the dollar. Sandra Crites asked what materials are sold and from where. He said they get items from Sears, Wal-Mart, Macy's, and others that include house wares, hard goods, clothing, jewelry, sporting goods, etc. Ms Crites asked what route the trucks take. Mr. Martin said the trucks will use Route 3, they are cut off from any other route. Mr. Ward asked about selling dangerous chemicals. Mr. Martin said the only thing that may have chemicals is soap. They will not deal in any dangerous chemicals.

Mr. Willaredt asked if they were using all of the former Giels RV place and how much truck traffic they expect. Mr. Riggio said they only use a part of the warehouse. He said there is an ongoing telecommunications place operating that was there before us. The warehouse part we are using is 2,500 s. f. not including the 800 s. f. office. The truck traffic consists of 1 or 2 trucks a week which will unload and leave.

Our hours will be from 9:00am to 5:00pm and on Saturdays by appointment until noon except for the holiday season. The number of employees will be 3, myself, Mr. Martin and my father. Chair Ryan asked if all items are new or will they be cleaning items on site? Mr. Riggio said no, all the items are new.

Dan McDowell asked if they plan any improvements. He said no, the building has passed all the city inspections so far. We have a sign on the building, similar to the one Giles had, and a sign announcing the grand opening. The board questioned their dumpster and Ms. Andrews said that in M-4 it's not required to be screened.

**MOTION by Ward, second by Crites to approve the request with the following restrictions:**

- 1) Days/Hours of operation: Monday to Saturday 9 to 5.
- 2) Signage: Flush mounted sign allowed and need approval by Building & Zoning Department.
- 3) Parking/Traffic flow: Route 3 to be used – parking is sufficient at this time
- 4) Exterior lighting: Not needed at this time. If needed light is to be directed away from residential.
- 5) Storm Water: n/a.
- 6) Screening: n/a
- 7) Permit expires with change in use or ownership.
- 8) Reapplication is necessary to intensify use.
- 9) The Zoning Administrator has right to bring back permit for review if, at anytime, he finds the stated intent of the permit has not been followed or the business has become a nuisance.

**MOTION PASSED UNANIMOUS – Crites, Ward, Elliott, Greathouse, Ryan - YES.**

- b) **1927 Edison Avenue – Downtown Planned Unit Development**  
Request by Faith & Freedom to operate an office for the business of family counseling and education located in the Arts and Entertainment area.

**BOARD DISCUSSION:** Chair Ryan stated that this is not an approved listed use for the “Arts and Entertainment District of the Downtown P.U.D.” If you find a building outside that boundary it would probably fit in, but this is not an approved use in this area. Attorney Laura Andrews stated she respectfully suggests they be allowed to present their petition because the application form states “administrative and counseling office”.

Mr. Tim Keating representing Faith & Freedom. He said we are a “pro-life ministry” formed over a year ago to encourage women to keep their children. We do not intend to bring them into our building to live, but to forward them to other pro-life ministries and systems that are in place. He discussed the type of help they give; they explain GED services, and services clients don't know are available, teaching them to drive, find housing, furnish and some times repair appliances. We intend to give them alternatives. While we are standing on the street corner we want to let them know there are more choices than this.

Ms Andrews asked about their location. Mr. Keating said they are across street from Jerry's Cafeteria. If they were only a block away from the clinic it would be even better. Ms. Dresden refurbished the building and will have her residence upstairs, downstairs will be the office.

Owner Peggy Dresden said, I bought the building June 4, talked to my realtor and the city and found it was ok to locate downtown. There are better places I could live. To be honest, I only bought the building to locate the ministry there.

The board discussed the office operation and size. Mr. Keating said the office is 40 ft. by 85 ft., there are 16 to 18 people active in our ministry, and 7 members on the board. We don't plan more than 3 actual offices, one person from the ministry for each office, a receptionist desk, and the back section a bathroom and kitchenette. Office hours may be impromptu but would like to keep it regular. Only board members have keys.

Ms Andrews said to make it very clear, no one is spending the night. Mr. Keating, said, no, no one from the ministry will be spending the night at all, the only one is the owner who will live upstairs. She asked if there were paid employees. He said no only volunteers.

Ms Crites said if allowed, there would be restrictions such as the sign has to be to code and hours of operation set. Ms Dresden said we are limited because most of us work full time. We hope for 3 days a week, Monday, Wednesday and Friday, from 10am to 2 or 4pm.

Ms Crites asked about the organization. Mr. Keating said he lives in Hazelwood, MO and is the business manager for Faith & Freedom Ministries. He named other board members, all from other communities, all different churches and denominations. He said funding comes from public donation and churches. We have been in business for one year and unofficially for two years. This is our only location. Until recently we operated out of a PO Box in Granite City, out of our homes, and on the streets.

Ms Ryan asked, do you plan to have emergency facilities, food, storage, a place to repair appliances on site? Also, what would you do if someone came in and needed a place to stay? Mr. Keating said there would be no storage other than maybe diapers in the closet. We have rented storage for short term items. We put anyone who comes to us for a place to stay in a safe shelter. I have put some in motels. Mr. Keating and the owner both said they would have no emergency facilities or food, if they need food we take them to the grocery store. He said the building has two separate entrances one for the office downstairs and the other to the owner's residence upstairs.

Steve Willared asked, is this location because of the Hope Clinic? Ms. Dresden said yes. We met at that location and prayed and saw the need.

Ms Crites asked, if the office is for counseling, are any of the members licensed counselors? Mr. Keating said no, but we have a pastor on the board and he could council. If they need medical treatment we direct them to the right place. We don't want to miss-represent our purpose, we all met at the "mill" our goal is to council women needing help.

Ms Dresden said, I think this community needs to be educated. Most people don't know what's going on. We need to close that "thing" and we will use the office for brainstorming. We plan on flyers, and what ever else we can do to educate the public. Mr. Willaredt asked if the group protests at the clinic. Ms Keating said yes, we meet there and carry signs. We don't scream or go to parades. Mr. Keating said if Hope Clinic closes we may still be here, not all problems are about abortion.

Dan McDowell said this type of office wasn't the intent when the list of uses was developed. Mr. Willaredt questioned the difference between a tax office and a counseling office, he said they both come in do what the need and leave. It's very difficult to determine one administrative office from another, when they are so many and varied. How or when do I say no? He read the listed uses and said it is not a listed use in that given district. Sharon Ryan said the intent was to go through each area and make a list of the types of businesses that are appropriate for that particular district.

MOTION by Tim Elliott, seconded by Greathouse to approve.

*(No restrictions were included in the motion)*

ROLL CALL VOTE: Elliotte, Ward and Greathouse – YES. Crites and Ryan - NO.

MOTION PASSED – 3 TO 2

6. NEW BUSINESS:
7. OLD BUSINESS:
8. ADJOURNMENT: Motion by Ward, seconded by Greathouse to adjourn. Motion passed unanimous.

Respectfully Submitted,

Plan Commission Secretary

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

# PLAN COMMISSION ADVISORY REPORT

**PETITIONER:** A & M Merchandise Liquidators, Michael Riggio

**LOCATION:** 1096 Geil Drive

**REQUEST:** Change from vacant building to use for merchandise liquidation in a Planned Industrial Unit Development zoned "M-4"

**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 building – Zoned M-4
- b) Existing use(s) and zoning of other lots in the vicinity of the property in question: Planned Industrial uses zoned M-4 to North South and West adjacent residential to the East out side of city limits.
- 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: Change is towards industrial planned developments.
- f) The effect proposed re-zoning would have on implementation of the City's Comprehensive Plan: Meets requirements

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**MOTION** by Ward, second by Crites to approve the request with the following restrictions:

- 1) Days/Hours of operation: Monday to Saturday 9 to 5.
- 2) Signage: Flush mounted sign approved by Building & Zoning Department.
- 3) Parking/Traffic flow: Route 3 to be used – parking is sufficient at this time
- 4) Exterior lighting: Not needed at this time if needed to be directed away from residential.
- 5) Storm Water: n/a.
- 6) Screening: n/a
- 7) Permit expires with change in use or ownership.
- 8) Reapplication is necessary to intensify use.
- 9) The Zoning Administrator has right to bring back permit for review if, at anytime, he finds the stated intent of the permit has not been followed or the business has become a nuisance.

**MOTION PASSED UNANIMOUS – Crites, Ward, Elliott, Greathouse, Ryan - YES.**

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EX. Excused absence UN. Unexcused absence

**ROLL CALL**

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

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# PLAN COMMISSION ADVISORY REPORT

## DOWNTOWN PLANNED UNIT DEVELOPMENT

**PETITIONER:** Tim Keating – Faith & Freedom

**LOCATION:** 1927 Edison Ave.

**REQUEST:** Change in use for the “Downtown Planned Unit Development District. Request by Faith & Freedom to operate an administrative office for family counseling and education facility in the “Arts and Entertainment District” of the Downtown P.U.D.

**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 building in the “Arts and Entertainment District” of the Downtown Planned Unit Development District.
- b) Existing use(s) and zoning of other lots in the vicinity of the property in question: Commercial and offices located in the “Arts and Entertainment District” P. U. D.
- c) Suitability of the property in question for uses already permitted under existing regulations: Board found it Suitable
- d) Suitability of property in question for proposed use: 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: Change is towards implementation of the listed uses in the “Arts and Entertainment District”
- f) The effect proposed re-zoning would have on implementation of the City’s Comprehensive Plan: Not a re-zoning

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MOTION by Tim Elliott, seconded by Greathouse to approve.  
(No restrictions were included in the motion)

ROLL CALL VOTE: Elliotte, Ward and Greathouse – YES. Crites and Ryan NO.

MOTION PASSED – 3 TO 2

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EX. Excused absence UN. Unexcused absence

ROLL CALL

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

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October 2, 2008

Chair: Sharon Ryan