



# 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 September 4, 2008

1. CALL TO ORDER AND ROLL CALL Chair Sharon Ryan called the Sept. 4, 2008, Plan Commission meeting to order with roll call at 7:00 p.m.

### MEMBERS PRESENT:

John Janek  
Don Luddeke  
Mark Wilson  
Sharon Ryan  
Jack Taylor  
Don Luddeke  
Tim Elliott  
Frank Greathouse

### MEMBERS ABSENT:

Mark Davis (ex)  
Sandra Crites (ex)

OTHERS PRESENT Alderpersons Dan McDowell, Jim Smith and Brenda Whitaker, Economic Devlp. Dir. Jon Ferry, Asst. City Attorney Laura Andrews, engineers, specialist for petitioners, residents and observers.

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. Next council meeting is September 16.
3. Approval of Minutes, and Agenda, Motion by John Janek seconded by Ben Ward to approve the July minutes and tonight's agenda as presented.
4. Council Report Attorney Laura Andrews announced that the consumer installment loan ordinance, which had been in committee for many months has passed the City Council. Zoning Administrator Steve Willaredt reported that there are ten presently, that number will reduced to two by attrition.
5. PLATS:

Preliminary/Final Plat for Wal-Mart property 379 W. Pontoon Road.  
Request to review plat(s) including an additional 7 + acres for expansion of Wal-Mart along the Rt. 3 corridor. Property zoned C-5 Highway Commercial.

**BOARD DISCUSSION:** Bomani Lee, an engineer from Atlanta representing Wal-Mart presented a preliminary and final plat. The plat includes 7 + acres purchased from Bischoff to allow for expansion.

Sharon Ryan asked if this was for a super store and Mr. Lee said yes. Mr. Lee stated that the zoning is approved and they now intend to combine the lots. Mr. Willaredt stated that on August 6 he received a list of comments, to be addressed by the engineer for Wal-Mart, from Juneau Associates regarding the plat. On August 20 in a letter from Juneau the only comment left to address was #6 in the original list, however #6 is covered by Title 16 of the city code to which they have to adhere. Mr. Willaredt said they are asking approval of the existing parcel including the addition of the 7+ acres.

Chair Ryan asked for comments or questions. There were none.

MOTION made by Janek, seconded by Howard, to approve the preliminary and final plat for expansion of Wal-Mart along the Rt. 3 corridor, zoned C-5 Highway Commercial.  
MOTION PASSED UNANIMOUS.

6. Downtown Planned Unit Development:

1700 Grand Ave. - Downtown P.U.D., Zoned for Light Industrial

Request by Norman Cohen, Hanco Partners, for approval of a proposed 12,560 s. f. metal warehouse building on property they own at 1700 Grand Ave., located within the Downtown P.U.D. Light Industrial District zone.

BOARD DISCUSSION: Jamie Henderson of Henderson Associates of Edwardsville represented Norman Cohen. He stated that Hanco Partners own an existing warehouse across the street. They want to build a 12,560 s. f. warehouse facility with parking for employees and trucks. The hours of operation will be 7 am to 3 pm.

Alderman McDowell asked if the warehouse was storage for food products only. Mr. Henderson replied, yes. Alderman McDowell asked about the appearance of the building. Mr. Henderson showed drawings presented to the board previously showing the building layout with part brick frontage. Note: A warehouse is a permitted use in the industrial section of the Downtown P.U.D.

MOTION made by Janek, seconded by Ward, to approve a proposed 12,560 s. f. +- metal warehouse on property at 1700 Grand Avenue, located in the Downtown Industrial P.U.D. MOTION PASSED. UNANIMOUSLY.

7. REVIEWS:

- a) 2241 Madison Avenue – Six (6) month progress review for a nonconforming use cabinet shop in a C-4 zoned District.

BOARD DISCUSSION: Vince Otten answered questions regarding his progress converting the former Mrs. Siebold's Bakery into a cabinet shop. Jack Taylor asked about an exposed white pipe. Mr. Otten explained that it was a roof drain. Mr. Ward asked if the chain link fence along the front was permanent. Mr. Otten said yes. Mr. Willaredt stated when his use was approved restrictions only said "a fence was not required at this time". Board members said when they saw the fence they thought it was temporary, and they were not happy with it fronting on Madison Avenue.

Mr. Janek questioned the looks of a chain link fence so close to the street and asked that it, at least, is slatted. Mr. Otten said the gates will remain open during business hours which reduces the look of the fence and he needs security at night.

The board questioned his use of the existing pole sign. Restrictions set at the time he was approved, stated signage was to be flush mounted. Mr. Willaredt said the Sign Ordinance states the pole sign is to be removed, but his concern is; one side is Mrs. Siebold's and the other his business. He has to have a sign permit and the inspection department has to inspect and approve his sign. Mr. Otten said the sign is in good condition and is valuable to the business. Chair Ryan said Madison Avenue has other pole signs and if this is allowed to remain it has to be professionally done. Mr. Otten said he is getting bids. Mr. Willaredt explained the moratorium on new pole signs and said that eventually pole signs will be eliminated.

Mark Wilson said if the pole sign was allowed to remain they need to amend the recommendations for approval as the board required a flush mounted sign.

Tim Elliott said we should remain consistent with the recommendations.

Jack Taylor said, we clearly made the restriction when he first came to the board for this use. Do you (the board) really want to change this? The next person who comes before us will want the same. Is it possible to table our decision?

Mr. Willaredt discussed the moratorium and said the intent was city wide, anytime a new owner comes in the old pole sign comes down. On Nameoki Rd. new signs are flush mounted or monument style. My concern is timing, he came before the board in March and was either unaware of the moratorium or the ordinance hadn't passed when he bought the property. My other issue is the sign hangs over the public-right-of-way. It was reported that our ordinance requires a bond be posted for signs over right-of-ways.

Tim Elliott said in his opinion the chain link fence looks like we are hiding a junk yard and asked about set backs. Mr. Willaredt said it can go to the property line in a C-4 district and the owner wanted the fence for security. When gate is open it looks like an open parking lot. I believe it was a misunderstanding. He came to me and asked if he could close it in and I said yes. Tim Elliott said he thought the board only agreed to a rear fence. Chair Ryan said if not closed in he has no way to keep his trucks secure.

Mr. Janek said that any business with a fence this close to the street should have the front fence slatted. He also requested that Mr. Otten come back for another 6 month review regarding slats in the fence, an approved professional sign, and an approved paint or new finish on the front of the building completed. He said he didn't like the fence or the sign. Mr. Otten said he is willing to go beyond the requirements. Mr. Willaredt asked his time frame. Mr. Otten said within a year in the front, they're not open yet. Mr. Willaredt said he wasn't opposed to the existing pole sign as long as professionally done. Chair Ryan suggested he present his sign design to the building department before he buys from a sign company.

MOTION by Mark Wilson, second by John Janek to "amend their requirements dated March 6, 2008" as follows:

- a) Amend item # 2 change to "existing pole sign pole can be utilized if professionally done and approved by department.
- b) Amend item #5 change to fencing that has been erected is to be slatted.
- c) Amend item # 10 to continue: effective 9/4/08 for a second 6 month review.  
(held at the February 2009 meeting)

ROLL CALL VOTE: Janek, Wilson, Howard, Taylor, Greathouse, Ryan – YES Elliot and Luddeke – NO. Motion Passed 6-2.

- b) 2327 Washington Avenue – Six (6) month progress review for a nonconforming use auto mechanical shop in a residential district zoned R-3.

**BOARD DISCUSSION:** Donald Miller reported that he has on all the siding, all the walls are finished in the 2 bays, electrical is mostly done, and he put on a new roof. Chair Ryan asked what he is doing about the little building behind the main building. Mr. Miller said he would like to keep it for storage. He took out all the plumbing and will finish taking out electric boxes. The building is in good shape. She asked if he was working there. He said no it wasn't finished. John Janek said that he had done a lot of work and looks a lot better than it ever has. When questioned about the looks of the doors Mr. Miller said the mechanical part of the doors are fixed, but has to replace the windows. He said he will use a new solvent on the aluminum doors it should make them look new. He also said instead of a sign on the wall he plans to have window signs, if allowed by the department.

Mr. Luddeke said the concrete blocks in the back should be removed. Mr. Miller replied that he will get rid of them. He said this will be a small business operation. He was asked if he had EPA approval. He showed a letter stating the property as "unfounded".

Answering EPA classification. Mr. Willaredt said that the rating he got from them as "unfounded" means that they can't determine if tanks were there or not because the original business stopped operating before they kept those records.

MOTION by Mark Wilson, second by Janek to amend restrictions from March 6, 2008 by amending item #1 change to: remove concrete behind small building.  
Amend item # 10 to continue: effective 9/4/08 for a second 6 month review. (to be held at the February 2009 meeting) MOTION PASSED UNANIMOUS

8. ZONING ORDINANCE REVIEW:

a) Request for an Ordinance Restricting Adult Entertainment Facilities.

Assistant City Attorney Laura Andrews requested the Plan Commission approve the proposed ordinance. The ordinance makes it illegal to allow "adult entertainment" within 1000 feet of property bonded by any school, day care center, cemetery, public park, forest preserve, public housing, or place of religious worship or within any zone classified as residential, whether classified as R-1/2/3/4 or 5, or in any tax increment financing district located within the corporate limits of the City of Granite City. This ordinance amends to allow an "adult entertainment" facility as a potential permitted use within an M-4 zone subject to Plan Commission approval as long as it meets all location and criteria in Section 2 of said proposed ordinance. It shall not be approved if it can not meet said criteria as stated within the ordinance.

MOTION by John Janek, second by Ben Ward to approve the proposed ordinance as presented. MOTION PASSED UNANIMOUS.

b) Tri City Port District amend uses within M-5 River/Port Development District

Dennis Wilmsmeyer representing the Tri City Port District stated that the Port is zoned M-5 River/Port Development District. He said at the time it was developed we thought we encompassed all that we could, but we are now in talks with ARCH Helicopter services and they would like to locate at the Port. He explained that the service will be located between the 2 Robinson Steel buildings and he presented overhead views of the location and the proposed landing pad area. ARCH would like to locate part of their service from St. Louis to the Port. They plan to base 2 helicopters that will operate 7 days a week and 24 hours a day. There will also be sleeping quarters for the pilots. The helicopters will be used for call out to accident sites to hospitals, and from hospital to hospital. He said he is here to ask that the M-5 River/Port Development District's uses be amended to allow Arch Helicopter services as a permitted use. They would like to be in by the end of the year.

BOARD DISCUSSION: Members discussed direction helicopters would take and noise levels. Mr. Luddeke questioned flights over Prather School and safety. Mr. Wilmsmeyer said they would come in over the canal depending on wind direction. There are a few homes to the North. They will be flying to hospitals like Children's and Barnes/Jewish. The actual location was picked by ARCH averaging about 6 flights a day. Attorney Andrews said if you amend M-5 uses to add "aeronautical uses" it is much too broad, you should restrict it to the specific use and not leave it open to something not wanted by the city.

MOTION by John Janek to amend the Zoning Ordinance Article 4, the M-5 River/Port Development District by adding as a permitted use "medical heliport services".  
MOTION PASSED UNANIMOUS.

**9. NEW BUSINESS - Architectural Committee approval request**

Alderman Dan McDowell, member of the Downtown Committee asked the board to appoint an "Architectural Committee" to be responsible for reviewing rehabilitation, preservation, and restoration attempts for the Downtown District. He said when this plan gets going the number of people coming before the board could bog them down. We want to preserve what we have and fine tune what can be done with our buildings. This new committee is based upon a concept and plan implemented in Paducah, and works quite well. We are asking that the Zoning Code be amended to create and add the duties of an Architectural Committee.

John Ferry, Economic Development Director, introduced Mark Marone a consultant to the city. Mr. Marone said he looked at the city's buildings from the 20's and 30's. Much of your historic buildings downtown have been lost. What is left needs to be restored and rehabbed not covered with various colors or materials. He went on to discuss the similarities between Paducah's historic district and Granite City's present down town, he said it wasn't that different. Paducah has been turned around and the same preservation, rehabilitation and restoration efforts can work here. He outlined the committee's duties and responsibilities and how they would regulate the looks of the building with a form developers would have to fill out so you know exactly what the building materials, signs, color, windows, etc., are going to look like. This will preserve what you have and regulate infill construction and demolition. The committee is a 5 member citizen board, appointed by the mayor with a historian, an architect, etc. He asked the Plan Commission to set up this committee to be used to gain the control over what is done with the buildings that are left and their upkeep.

MOTION by John Janek, seconded by Ben Ward to recommend to the Mayor he establish and appoint members to a Historical and Architectural Review Committee for the Downtown District. MOTION PASSED UNANIMOUS.

Members discussed encompassing all buildings in the downtown development including residential. Mr. Marone said they were going to market, not just to the local area, but, all over the country. The property value has gone sky high in our area (Paducah) and everyone seems glad these restrictions are in place. John Ferry said that if not up to code it goes to inspection and in conjunction with that they would have they have to meet the criteria set by ordinance.

10. OLD BUSINESS:

11. ADJOURNMENT: Motion by John Janek, seconded by Ben Ward to adjourn.  
Motion passed unanimous.

Respectfully Submitted,

  
Plan Commission Secretary

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

# PLAN COMMISSION ADVISORY REPORT

Sept. 4, 2008

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**PETITIONER:** Wal-Mart

**LOCATION:** 379 West Pontoon Road

**REQUEST:** Approval of Preliminary and Final Plat – zoned C-5

**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 unused farm land zoned C-5 Commercial.
- b) Existing use(s) and zoning of other lots in the vicinity of the property in question: Commercial C-5, and industrial M-3/M-4 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: Change is towards commercial development.
- 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 Janek, seconded by Howard to approve the Preliminary and Final Plat for expansion of Wal-Mart along the Rt. 3 corridor, Zoned C-5 Highway Commercial.  
MOTION PASSED UNANIMOUS.

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EX. Excused absence UN. Unexcused absence

## ROLL CALL

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

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SEPTEMBER 4, 2008

Chair: Sharon Ryan

PLAN COMMISSION  
ADVISORY REPORT

Sept. 4, 2008

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PETITIONER: HANCO PARTNERS – Norman Cohen

LOCATION: 1700 GRAND AVE

REQUEST: Approval in DOWNTOWN INDUSTRIAL 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: Industrial, warehousing, commercial use in the Downtown Industrial section of a Planned Unit Development
- b) Existing use(s) and zoning of other lots in the vicinity of the property in question: Commercial and Industrial
- 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 directed towards controlled industrial development.
- 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 made by Janek, seconded by Ward, to approve a proposed 12,560 s. f. +- metal warehouse on property at 1700 Grand Avenue, located in the Downtown Industrial P.U.D.  
MOTION PASSED. UNANIMOUSLY.

\*\*\*\*\*  
 EX. Excused absence UN. Unexcused absence

ROLL CALL

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

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SEPTEMBER 4, 2008

Chair: Sharon Ryan

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SIX MONTH – REVIEW  
AMENDING RESTRICTIONS SET IN MARCH 2008 PZ MEETING

**PETITIONER:** Vince Otten

**LOCATION:** 2241 Madison Avenue (formerly Mrs. Siebolds)

**REQUEST:** Approved in March 2008 Nonconforming Use – cabinet shop in C-4.

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MOTION by Mark Wilson, second by John Janek to “amend their requirements dated March 6, 2008” as follows:

- a) Amend item # 2 change to “existing pole sign pole can be utilized if professionally done and approved by department.
- b) Amend item #5 change to fencing that has been erected is to be slatted.
- c) Amend item # 10 to continue: effective 9/4/08 for a second 6 month review.  
(held at the February 2009 meeting)

ROLL CALL VOTE: Janek, Wilson, Howard, Taylor, Greathouse, Ryan – YES  
Elliot and Luddeke – NO. Motion Passed 6-2.

\*\*\*\*\*  
EX. Excused absence UN. Unexcused absence

ROLL CALL

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

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SEPTEMBER 4, 2008

Chair: Sharon Ryan

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SIX MONTH – REVIEW  
AMENDING RESTRICTIONS SET IN MARCH 2008 PZ MEETING

PETITIONER: Donald Miller

LOCATION: 2327 Washington Avenue (formerly lawn mower repair)

REQUEST: AMEND restrictions for an approved Nonconforming Use  
Auto mechanic shop in an R-3 Zone.

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MOTION by Mark Wilson, second by Janek to amend restrictions from March 6, 2008 by  
amending item #1 change to: remove concrete behind small building.  
Amend item # 10 to continue: effective 9/4/08 for a second 6 month review.  
(2<sup>nd</sup> review to be held at the February 2009 meeting) MOTION PASSED UNANIMOUS

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EX. Excused absence UN. Unexcused absence

ROLL CALL

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

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SEPTEMBER 4, 2008

Chair: Sharon Ryan

PLAN COMMISSION  
ADVISORY REPORT

Sept. 4, 2008

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AMEND ZONING ORDINANCE #3818

ADDING LANGUAGE RESTRICTING ADULT ENTERTAINMENT FACILITIES

Assistant City Attorney Laura Andrews requested the Plan Commission approve a proposed ordinance presented to the board. The ordinance contains language that makes it illegal to allow "adult entertainment" within 1000 feet of property bonded by any school, day care center, cemetery, public park, forest preserve, public housing, or place of religious worship or within any zone classified as residential, whether classified as R-1 R-2, R-3, R-4 or R-5, or in any tax increment financing district located within the corporate limits of the City of Granite City

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MOTION by John Janek, second by Ben Ward to approve the proposed ordinance as presented. MOTION PASSED UNANIMOUS.

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EX. Excused absence UN. Unexcused absence

ROLL CALL

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

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SEPTEMBER 4, 2008

Chair: Sharon Ryan

PLAN COMMISSION  
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Sept. 4, 2008

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AMEND ZONING ORDINANCE #3818

ADD "MEDICAL HELIPORT SERVICES" TO PERMITTED USES IN  
ARTICLE 4, M-5 RIVER/PORT DEVELOPMENT DISTRICT

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MOTION by John Janek to amend the Zoning Ordinance Article 4, the M-5 River/Port  
Development District by adding as a permitted use "medical heliport services".  
MOTION PASSED UNANIMOUS.

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EX. Excused absence UN. Unexcused absence

ROLL CALL

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

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SEPTEMBER 4, 2008

Chair: Sharon Ryan

PLAN COMMISSION  
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Sept. 4, 2008

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AMEND ZONING ORDINANCE #3818

ESTABLISHING A HISTORICAL AND ARCHITECTURAL REVIEW COMMITTEE  
FOR THE DOWNTOWN DISTRICT – TO BE APPOINTED BY THE MAYOR

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MOTION by John Janek, seconded by Ben Ward to recommend to the Mayor he establish and appoint members to a Historical and Architectural Review Committee for the Downtown District. MOTION PASSED UNANIMOUS.

\*\*\*\*\*  
EX. Excused absence UN. Unexcused absence

ROLL CALL

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

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SEPTEMBER 4, 2008

Chair: Sharon Ryan