



City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 FAX:(618)452-6246

Historical Architecture Review Committee

Minutes

April 27, 2010

CALL TO ORDER

Chairman Ron Laboray called the meeting of the HARC Commission to Order at 6:00 PM.

ATTENDANCE / ROLL CALL

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

MINUTES / AGENDA

A motion to approve the Minutes from the previous meeting, March 23, 2010, and the Agenda for this meeting was made by Paula Hagnauer and seconded by Eric Hill. Voice vote. All ayes. Motion carried by unanimous consent.

COMMENTS / NEW BUSINESS

A). Meeting Time Change

The Petitioner had not arrived for the meeting so Chairman Ron Laboray proceeded and called for New Business. Eric Hill reported a conflict in scheduling due to his recent elected position on the Board at the B.P.O.E. (Elks) which requires him to attend meetings on the second and fourth Tuesdays at 7:00 PM which will necessitate that he leave the HARC meetings not later than 6:45 PM.

The Chair opened discussion on the possibility of beginning HARC meetings at 5:00 PM. Those present agreed to the time change. Laura Andrews, Asst. City Attorney, stated a motion will be necessary to amend the Ordinance, changing the time from 6:00 to 5:00 PM. Eric Hill stated he preferred not to step down. The motion was tabled for later in the meeting when Kim King is present and will have a vote.

B). Mayor Hagnauer Comments

Mayor Hagnauer stopped in, greeted the Commission and stated he had a comment he wanted to address to the HARC Board. He stated from time to time Aldermen may attend HARC meetings and express their beliefs on certain subjects and he wanted to emphasize HARC members are appointed by him; that they were selected because of their independent thinking and opinions. He asked HARC members *not* be influenced and emphasized the Commission should be as independent as possible. The Aldermen have opportunity to present their case at the Council meetings.

C). Going Green with Emails

Steve Willaredt, Zoning Administrator, reported the City is trying to become more "green" and would like to send correspondence such as Agendas and Minutes via email. The Zoning Department has the capability of sending emails with request for delivery verification. Everyone agreed to the email method of correspondence.

D). Grocery Store Definition

The Zoning Administrator sent (via email) a definition of a Grocery Store, provided by the City of Collinsville, which he thought would best suit our need for a definition of grocery store. Discussion followed. Henry Gabriel questioned if the Zoning Ordinance for this zoning district allows for issuance of a Liquor License. The Assistant City Attorney responded stating no package liquor sales are allowed in the district per Ordinance. The 7-11 Convenience Store was grandfathered in.

The Commission agreed on the following definition:

Establishments with less than 10,000 square feet of gross floor, primarily engaged in the retail sale of food or household products for home consumption. Where the revenue from the sale of groceries comprises at least 51% of the gross income of the establishment during a calendar year, and where at least 51% of the total display or shelf space is devoted to groceries.

E). Supermarket Definition

Same as above except it is an establishment with 10,000 or more square feet.

***** At 6:25 PM ,the Petitioner and his representatives arrived, *****
Joe Skowronski, Developer, stated he thought the meeting
began at 6:30 PM.

Following the cordial greeting to the Petitioner and his representatives, the Chairman continued with the definition of grocery store and called for further discussion or a motion.

MOTION by Terry Pierce and seconded by Paula Hagnauer to accept the above (D) Grocery Store definition versus the Supermarket definition. Voice vote. All ayes. Motion carried.

MOTION by Eric Hill and seconded by Terry Pierce to amend Article 15, Section 15-240, changing the meeting time from 6:00PM to 5:00 PM. Voice vote. All ayes. Motion carried.

PETITIONER: Rajendra Patel – 1154 Niedringhaus

Rajendra Patel and his representative, Joseph Skowronski (Developer) presented a color visual rendering of the Express Foods frontage at 1154 Niedringhaus Avenue and stated the sign will change from Convenience Store to Express Foods.

Discussion followed. Jon Ferry questioned, as long as the property is in the P.U.D. area, can they build to the build line with back load parking? The Zoning Administrator displayed the blue prints for review. Mr. Denzel Stevens, potential construction contractor for the Petitioner stated that it would create a nightmare because of the proximity of the skating rink. Mr. Willaredt reported firewalls would be a new consideration and there can be no entrance via the alley.

Assistant City Attorney, Laura Andrews, stated what the Commission is doing is giving authorization to build with the exterior as presented. No further discussion.

MOTION by Paula Hagnauer and seconded by Kim King to approve the proposed construction of Express Foods as presented by Environs Architects & Planners (Attachment A). Roll Call vote:

Henry Gabriel	Yes	Eric Hill	Yes
Paula Hagnauer	Yes	Chair Ron Laboray	No
Terry Pierce	Abstain	Kim King	Yes

Motion carried by majority vote.

NEW BUSINESS - None voiced.

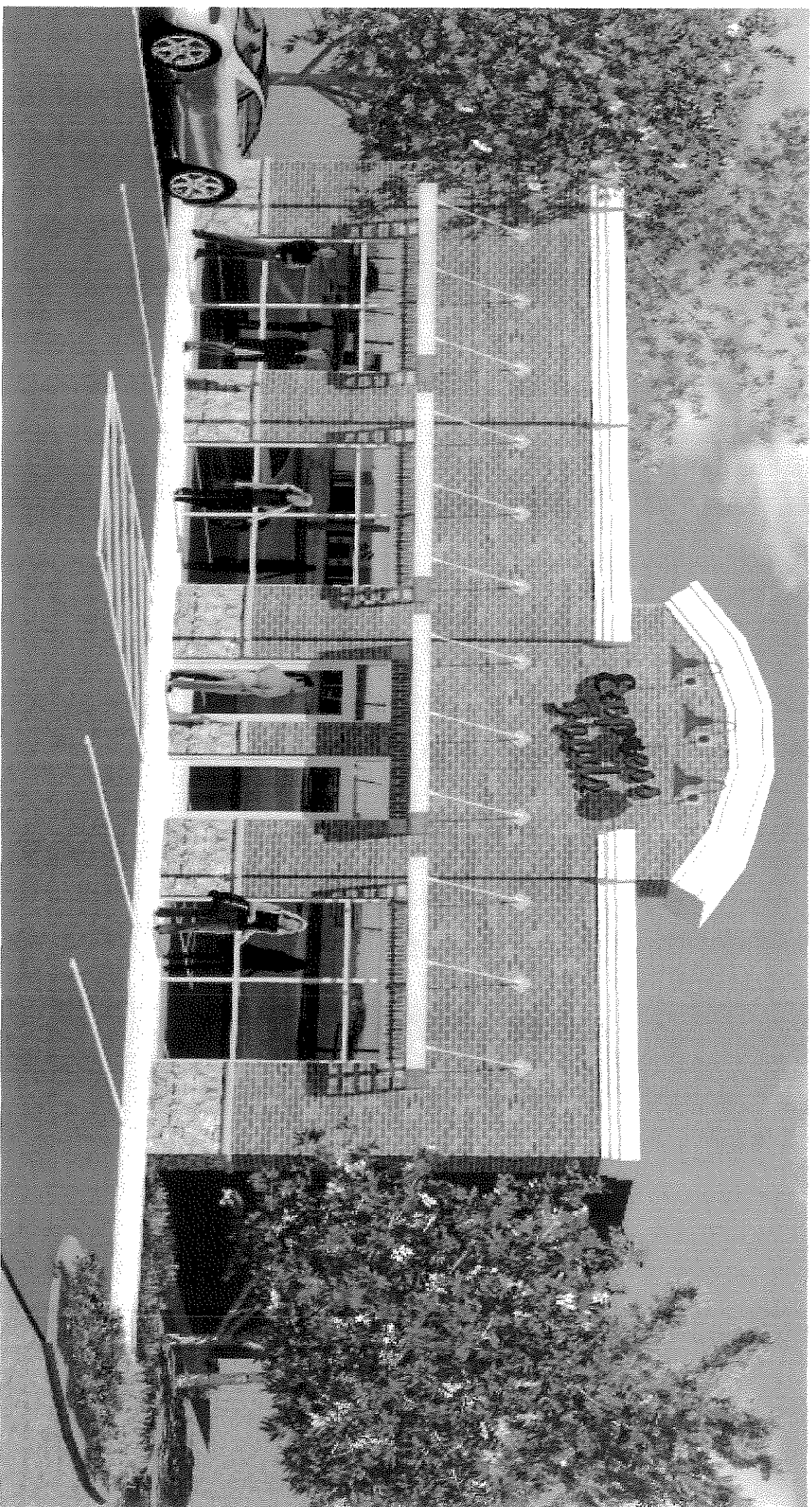
OLD BUSINESS - None voiced.

Motion to adjourn by KimKing and seconded by Terry Pierce. The Chair reminded everyone the next meeting will begin at 5:00 PM.

Respectfully submitted,

Barbara Hawkins
Secretary, HARC

Express Foods, Nedringhaus Avenue, Granite City, Illinois



ATTACHMENT A

Environs Architects and Planners, Inc. 6201 W. Main Street Maryville, IL 62062 618-344-8699

April 29, 2010

**Historical Architecture Review Committee
Advisory Report
April 27, 2010**

MOTION by Terry Pierce and seconded by Paula Hagnauer to accept the following Grocery Store Definition: Establishments with less than 10,000 square feet of gross floor, primarily engaged in the retail sale of food or household products for home consumption. Where the revenue from the sale of groceries comprises at least 51% of the gross income of the establishment during a calendar year, and where at least 51% of the total display or shelf space is devoted to groceries.

Voice Vote:

Henry Gabriel	Yes	Ron Laboray, Chair	Yes
Paula Hagnauer	Yes	Kim King	Yes
Eric Hill	Yes	Terry Pierce	Yes

All ayes. Motion passed unanimous.

MOTION by Eric Hill and seconded by Terry Pierce to amend Article 15, Section 15-240, changing the HARC meeting time from 6:00 PM to 5:00 PM.

Voice Vote:

Henry Gabriel	Yes	Ron Laboray, Chair	Yes
Paula Hagnauer	Yes	Kim King	Yes
Eric Hill	Yes	Terry Pierce	Yes

All Ayes. Motion passed unanimous.

MOTION by Paula Hagnauer and seconded by Kim King to approve the proposed construction of Express Foods as presented by Environs Architects & Planners.

Roll Call Vote:

Henry Gabriel	Yes	Ron Laboray, Chair	No
Paula Hagnauer	Yes	Kim King	Yes
Eric Hill	Yes	Terry Pierce	Abstain

Motion passed by majority vote