



Meeting Date: January 7, 2026
Meeting Time: 6:00 P.M.
Meeting Location: City Hall
118 Hillsboro Avenue

PLAN COMMISSION AGENDA

Commission Members

Ashley Niebur Sharp, Chair	Blake Wagahoff
Mike Boline, Vice Chair	Bryson Baker
David Gerber, Designated Alt.	Lance McOlgan
Kent Scheffel	Keith Page
Tim Harr	David Boyer

I. ROLL CALL

II. PUBLIC COMMENT

III. APPROVAL OF MINUTES

A. December 17, 2025 Minutes

IV. CASES

A. **Case 2025-33** – Tru-Home2 Dual Brand Hotel
Preliminary Subdivision Plat
Developer: Old Capitol Properties LLC
Engineer: TWM

V. PROJECT UPDATES

VI. OLD BUSINESS

A. **Case 2025-39** – Text amendments to Chapter 1250.13 – Off-street parking and loading; tables of the Codified Ordinances of the City of Edwardsville

B. **Case 2025-40** – Text amendments to Chapter 1228 – Landscaping and screening of the Codified Ordinances of the City of Edwardsville

If prospective attendees require an interpreter or other access accommodation, please contact the Edwardsville City Clerk's office at 618-692-7500 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.

VII. NEW BUSINESS

VIII. ADJOURNMENT

If prospective attendees require an interpreter or other access accommodation, please contact the Edwardsville City Clerk's office at 618-692-7500 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.

PLAN COMMISSION
December 17, 2025
6:00 PM
MINUTES

Approved:_____

Date:_____

The regularly scheduled meeting of the Edwardsville Plan Commission was held at 6:00 p.m. at City Hall located at 118 Hillsboro Avenue in Edwardsville, Illinois.

I. ROLL CALL:

Present

Mike Boline, Vice Chair
Tim Harr
Blake Wagahoff
Lance McOlgan
Keith Page
David Boyer
Ryan Zwijack, Staff
Breana Buncher, Staff
Elizabeth Sutter, Staff
Cathy Hensley, Staff

Absent

Ashley Niebur Sharp, Chair
David Gerber
Kent Scheffel
Bryson Baker

II. PUBLIC COMMENT: None

III. APPROVAL OF MINUTES

A. Plan Commission – 12/03/25

MOTION: Move to Approve (Harr), SECONDED: (Page)
ROLL CALL: 5 Ayes, 0 Nays, 1 Abstain (Boyer)

IV. CASES

A. Case 2025-39 – Text amendments to Chapter 1250.13 – Off-street parking and loading; tables of the Codified Ordinances of the City of Edwardsville

The ordinance replaces minimum parking requirements with maximum parking requirements and restricts parking lots to no more than a double row of parking between the principal structure and the highest classified right-of-way (ROW). A new off-street parking waiver process is proposed, allowing developers to request additional parking beyond the permitted maximum. The ordinance also eliminates previous landscaping requirements and includes minor revisions for clarity, consistency, and better overall organization.

Mike Boline asked if the proposed changes were based off of standard language, or if this was being influenced by something else. Breana Bucher stated that staff looked at other municipalities and this change came about to promote development and help the city grow in a smart way. Ryan Zwijack emphasized that this is not a major change, as developers frequently request variances to go below minimum parking requirements. Tim Harr questioned what businesses would do if they require more spaces than what staff suggests. Ryan stated that they would need to provide a parking study and that a waiver would be given if needed. Discussion took place regarding the tables listed in the ordinance along with ways to protect existing businesses' parking and enforcement.

The board also discussed bike parking requirements. Breana Buncher confirmed that the ordinance includes additional parking for bikes, and the language was reviewed by BPAC. Placement of bike racks within 50 feet of entrances was proposed, with suggestions for flexibility to avoid creating burden. It was noted that businesses near the bike trails may see a higher demand for bike parking.

Setback requirements were also reviewed, specifically the 30-foot setback from property lines. A few members questioned the intent, while staff explained that the goal was to prevent tearing down buildings for parking lots and maintain density.

Discussion occurred regarding commercial vehicle storage. The board asked for clarification on definitions of storage opposed to parking, along with the definition of a commercial vehicle. The board recommended to clarify the language in this section.

Drive-thru requirements were addressed, including stacking standard and diagrams. Additional uses were added to this section, and the diagrams are being reworked for clarity.

MOTION: Move to Table (Harr), SECONDED (Page)

ROLL CALL: 6 Ayes, 0 Nays, 0 Abstain

B. Case 2025-40 – Text amendments to Chapter 1228 – Landscaping and screening of the Codified Ordinances of the City of Edwardsville

The ordinance would shift from calculating required landscaping based on points tied to frontage along roadways to a landscaping coverage requirement for lot yard area and parking lot area. It also introduces a requirement for native vegetation and revises Transitional Buffer Yard Standards by reducing evergreen trees and increasing more trees and shrubs. Additional minor changes and organizational improvements were included in this revision.

Mike Boline asked if the canopy was considered coverage. Breana Buncher confirmed that canopies are considered coverage and that trees must meet caliper standards at planting, which is common practice. The ordinance would apply to all zoning classifications, including PUD's and new construction. An exemption would be for things such as sheds or new decks. The board discussed the requirement of planting at least one tree with new residential houses, and expressed concerns about potential hardship this may bring. David Boyer stated that most of the time, the cost of landscaping is included in the total cost of the house. Ryan Zwijack stated that there is currently a 50/50 tree planting program in place to help offset the cost.

The board also discussed landscaping requirements for parking lots, including potentially enlarging islands to accommodate trees and shrubs. They expressed concerns about tree survival in the parking lots along with the maintenance of those trees. A request was made to see cost comparisons along with examples from existing businesses and other municipalities. An additional request was made for the City arborist to look over the ordinance as well.

MOTION: Move to Table (Harr), SECONDED (Boyer)

ROLL CALL: 6 Ayes, 0 Nays, 0 Abstain

- V. PROJECT UPDATES** – None
- VI. OLD BUSINESS** – None
- VII. NEW BUSINESS** – None
- VIII. ADJOURNMENT** – Mike Boline adjourned the meeting.

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SEP 30 2025



Case No. 2025-33

APPLICATION FOR APPROVAL
OF
PRELIMINARY SUBDIVISION PLAT

Date 9/30/2025

Name of Subdivision Tru- Home2 Dual Brand Hotel

Location:

Section 15 Area of entire tract 3.64 Acres
Township 4 North Number of proposed lots Two
Range 8 West Current Zoning B-2 Proposed Zoning B-2

Name of Developer Old Capitol Properties LLC

Attn: Jaime Eads

Email Address [REDACTED]

Address [REDACTED]

Phone [REDACTED]

Property interest of Developer/Applicant

(☒) Owner () Contract Purchaser () Other

Engineering Firm Thouvenot, Wade & Moerchen, Inc.

Attn: Marsha Maller

Email Address [REDACTED]

Address [REDACTED]

Phone [REDACTED]

I do hereby affirm that I am complying with the subdivision regulations of the City of Edwardsville, as indicated by the attached check list.

[REDACTED]
Signature of Developer

[REDACTED]
Signature of Engineer

REQUIREMENT	SECTION	YES	NO	N/A
Thirty (30) Prints of Subdivision Preliminary Plat.	3-1.2			x
Payment of Plan Review Fee.	3-1.1	x		
Small Key Map.	3-1.3(a)	x		
Names & Addresses of owner, subdivider, licensed land surveyor and licensed professional engineer.	3-1.3(b)	x		
Proposed Name of Subdivision.	3-1.3(c)	x		
Zoning District classification of tract of land to be subdivided and of adjacent land.	3-1.3(d)	x		
North Arrow, graphic scale and date of plat.	3-1.3(e)	x		
Gross and net acreage area of proposed subdivision, acreage of street rights-of-way; the acreage of any areas reserved for common use of the property owners within the subdivision and/or for public use; and the gross acreage reserved for green space, the net acreage for active green space and net acreage for passive green space.	3-1.3(f)	x		
All lot lines adjacent to and abutting the subdivision.	3-1.3(g)	x		
Tract boundary lines showing dimensions, bearings, angles, and references to known land lines.	3-1.3(h)	x		
Types of existing vegetation and topography of the tract to be subdivided.	3-1.3(i)	x		
Any proposed alteration, adjustment or change in elevation, topography or existing vegetation of any area.	3-1.3(j)	x		
Locations of such features as bodies of water, ponding areas, natural drainage, railroads, cemeteries, bridges, parks, schools, etc.	3-1.3(k)	x		
Streets and rights-of-way on and adjoining the site of the proposed subdivision; names, street rights-of way and paving widths of pavement, curbs, sidewalks, crosswalks, planting strips, etc.	3-1.3(l)	x		
Copy of the results of any tests made to ascertain subsurface rock and soil conditions and the water table, and a report addressing soil types referencing the "Soil Survey of Madison County" (prepared by Soil Conservation Service).	3-1.3(m)	x		
Locations, widths, and purposes of all existing and proposed easements.	3-1.3(n)	x		
Copy of the description of all proposed deed restrictions and covenants.	3-1.3(o)	x		
Location and size of existing and proposed sanitary and storm sewers, water lines (with static pressure), fire hydrants (with flow test data), Flood Hazard Areas, and general stormwater detention basins.	3-1.3(p)	x		
Locations, types, and approximate sizes of all other existing and proposed utilities.	3-1.3(q)	x		

REQUIREMENT	SECTION	YES	NO	N/A
Building setback or front yard lines and dimensions.	3-1.3(r)	x		
Locations, dimensions and areas of all parcels to reserved or dedicated for schools, parks/playgrounds, and other public purposes.	3-1.3(s)			x
Locations, dimensions, and areas of all proposed or existing lots within the subdivision.	3-1.3(t)	x		
Signed Statements from Madison County "9-1-1" Coordinator, U.S. Post Master, Edwardsville Police Dept. & Edwardsville Fire Dept. approving street names.	3-1.3(u)			x
Evidence of proposed compliance with Soil Erosion and Sediment Control Ordinances.	3-1.3(v)	x		
Written report by a professional engineer discussing the infrastructure proposed and the manner in which site constraints are intended to be dealt with including Flood Hazard Areas, requirements for Section 404 permit and archaeological sign-off by the required public agencies (copies of requests).	3-1.3(w)			x
Evidence (copies of requests) that: - Cultural resource sign-off has been requested for the State of Illinois Dept. of Historic Sites. - Endangered species sign-off has been requested from the Department of Natural Resources.	3-1.3(x)	x		
Drainage map showing extent of existing watersheds and outlets (indicate direction of drainage); proposed sub-watersheds and their outlets; contours, A-zones, existing and proposed drainage structures, drainage areas, existing and proposed land use, and detention storage basins, facilities, with indications of future responsibility for maintenance of the basins and structures.	3-1.3(y)	x		
Opinion of the probable cost of public improvements prepared by a licensed engineer (break out by line item).	3-1.3(z)			x
Locations, dimensions and areas of all parcels to be reserved or used for Green Space and its intended use	3-1.3(aa)			x
Variance Request (Application must be included with Preliminary Plat).	4-2.1		x	
Land shall be subdivided in such a way that each lot abuts a street meeting the requirements of section 5-5. Lot Access and relationship to street. All side lot lines shall be a right angles to straight street right-of-way lines or radial curved street right-of-way lines except where a deviation from this rule will provide a better street or more buildable lot.	5-3.1	x		
Flag Lots (requires a variance)	5-3.2		x	

REQUIREMENT	SECTION	YES	NO	N/A
Whenever a subdivision exceeds 50 lots in size, it shall be required to have more than one entrance into the subdivision which connects to a secondary, collector or arterial street. Where it is readily available subdivisions having 25 lots or more shall have an alternate access.	5-5		x	
Limited access to arterial streets.	5-5.4	x		
Streets shall be so arranged to provide for continuation of principal streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire and police protection, and efficient provision of utilities, and where such continuation comports with the City's Comprehensive Plan for street and future development (see temporary stub street requirements).	5-5.5 (a)			x
Permanent Cul-de-Sac - Streets limited to 500 feet in length. Cul-de-sac turnaround having a minimum right of way radius of 54 feet and a minimum pavement radius of 43 feet.	5-5.5 (b)			x
Intersections - Not more than 2 streets shall intersect at any one point.	5-5.6(a)			x
Intersections - Streets shall be laid out so as to intersect as nearly as possible at right angles; in no case shall 2 streets intersect an angle of less than 75 degrees. An oblique street shall be curved approaching an intersection and shall be at right angles with said intersection for at least 100 feet from the centerline intersection.	5-5.6(b)		x	
Intersection Alignment - Proposed new intersections along one side of an existing street shall whenever practicable, coincide with any existing intersections on the opposite side of each street. Street jogs with centerline offsets of less than 125 feet shall not be permitted, except where the intersected street has divided lanes without median breaks at either intersection. Intersections involving collector or arterial streets shall be at least 800 feet apart.	5-5.6(c)			x
Intersection Curb Radii - To permit safe vehicular movements at corners, the minimum curb radius at the intersection of two streets shall be 25 feet.	5-5.6(d)		x	
Intersection Flat Grade - Intersections shall be designed with a flat grade wherever practical. In hilly terrain, an area having not greater than three percent slope for a distance of 50 feet from the nearest right-of-way line of the intersecting street shall be provided at the approach to an intersection.	5-5.6(e)		x	
Intersection Maximum Cross-Slope - The cross-slopes on all streets, including intersections, shall not exceed three percent.	5-5.6(f)		x	

REQUIREMENT	SECTION	YES	NO	N/A
Intersection Adequate Site-Lines - Where any street intersection will involve earth banks or existing vegetation the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent necessary to provide an adequate sight distance as per the IDOT design standards in the Administrative Policy Manual for Local Roads and Streets for new construction.	5-5.6(g)			x
Reverse Curves - A tangent at least 100 feet long shall be introduced between reverse curves on local and primary streets.	5-5.7			x
Improvements to Existing Streets - Whenever any development abuts an existing street that is narrower than the standards indicated in the Table of Street Design Specifications, the subdivider shall dedicate sufficient right-of-way on the side abutting the development to permit compliance with those standards.	5-5.8			x
Block Width - Blocks shall be sufficiently wide to accommodate 2 tiers of lots having the minimum depth required by the zoning district regulations; provided that this requirement may be waived in blocks adjacent to local collector or collector streets, railroads, or watercourses.	5-7(a)		x	
Block Length - No block shall be longer than 1,400 feet nor shorter than 500 feet. Wherever practicable, blocks along collector streets shall not be less than 1,000 feet in length.	5-7(b)		x	
Crosswalks not less than 10 feet wide may be required through the center of blocks more than 1,000 feet long where necessary to provide circulation or access to schools, playgrounds, shopping centers, transportation, or other common facilities.	5-7(c)		x	
Sidewalks shall be provide on both sides of each street throughout the entire subdivision.	5-8			x

RECEIVED
DEC 18 2025

Case No. 2025-33



BY: _____

APPLICATION FOR APPROVAL OF
SUBDIVISION VARIANCE

Date 12/17/25

Name of Subdivision Tru- Home2 Dual Brand Hotel

Location:

Section 15 Area of entire tract 3.64 Acres
Township 4 North Number of proposed lots Two
Range 8 West Current Zoning B-2 Proposed Zoning B-2

Name of Developer Old Capitol Properties LLC
Attn: Jaime Eads
Email Address _____
Address _____
Phone _____

Engineering Firm Thouvenot, Wade & Moerchen, Inc.
Attn: Marsha Maller
Email Address _____
Address _____
Phone _____

Property interest of Developer/Applicant

(x) Owner () Contract Purchaser () Other _____

Development Plans:

() Sell Lots Only () Construct Houses for Sale (x) Other BUILD HOTEL

Explain fully the variances requested. Cite specific sections of the Land Development Code which, if strictly applied, would cause great and practical difficulties or hardship. (See attached procedures for Subdivision Variance.

A variance is requested for the installation of a sidewalk on Governors Parkway along the frontage of this property. This subdivision is located at the NE corner of Illinois Route 157 and Governors Parkway. There is an existing sidewalk along Illinois Route 157 and a pedestrian crossing at the signalized intersection of Illinois Route 157 and Governors Parkway. Currently there are no sidewalks along the north ROW of Governors Parkway from Illinois Route 157 to Illinois Route 159. All properties along this section of Governors Parkway are developed except for the northwest corner of IL Route 159 and Governors Parkway. A sidewalk along the frontage of this development would terminate without any connectivity and at the location of a storm sewer pipe and rip rap ditch. The proposed sidewalk would be a safety concern as it could lead blind pedestrians to a potential hazard.

Signature of Developer

Signature of Engineer

SUBDIVISION VARIANCE PROCEDURES

(a) Any subdivider/developer desiring a variance from the requirements of this code shall file a written application therefor with the Director of Public Works at, or prior to, the filing of the preliminary plat. The application shall fully explain the reason for the variance request, and specify the section(s) of this Code which, if strictly applied, would cause great practical difficulties or hardship. The Director of Public Works and/or the City Planner shall prepare advisory reports on every variance application and submit them, together with the completed application, to the Plan Commission.

(b) For variance requests for Minor Subdivisions, the subdivider shall file a written application with the Director of Public Works at the time the concept plan is submitted. The application shall fully explain the reason for the variance request, and specify section(s) of this code which, if strictly applied, would cause great practical difficulties or hardship and shall specifically address items a through g in Section 4-2.2. The Public Works Director and/or City Planner shall prepare an advisory report for the variance request, which shall be distributed to staff and to the Public Services Committee and Administrative and Community Service (ACS) Committee for approval with the Final Minor Plat.

4-2.1 Review by Plan Commission: For subdivision variances not for Final Minor Plats, the Plan Commission shall review the variance application and the advisory reports of the Public Works Director and/or City Planner, perform on-site review when appropriate, and submit their advisory report to the City Council together with their recommendation on preliminary plat approval (see subsection 3-1.2). The Plan Commission's advisory report shall be responsive to all the variance standards set forth in subsection 4-2.2.

4-2.2 Action by city council, variance standards: At the same meeting at which they take action on the application for preliminary plat approval (see subsection 3-1.3) or Final Minor Plat approval (see subsection 3-4B), the City Council shall decide by resolution whether to grant or deny the requested subdivision variance. A copy of their decision, clearly stating their reasons therefor and the exact terms of any variance granted, shall be attached to both the preliminary and final plats or to the Final Minor Plat. The City Council shall not grant any subdivision variance unless, based upon the information presented to them, they determine that:

- (a) The proposed variance is consistent with the general purposes of this code (see section 1-1); and
- (b) Strict application of the subdivision requirements (see [article 5](#)) would result in great practical difficulties or hardship to the applicant, not a mere inconvenience; and
- (c) The proposed variance is the minimum reasonable deviation from the subdivision requirements that will alleviate the difficulties/hardship; and
- (d) The plight of the applicant is due to peculiar circumstances not of his own making; and
- (e) The peculiar circumstances creating the variance request are not applicable to other tracts; and
- (f) The variance, if granted, will not materially frustrate implementation of the municipal comprehensive plan including the official map; and
- (g) The variance will result in a positive benefit to the City, or will prevent environmental damage, loss of tree cover, increased runoff, or increased erosion and sedimentation.

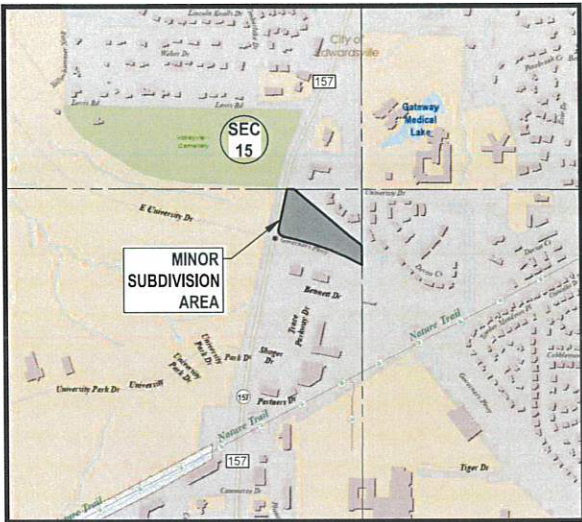
PRELIMINARY PLAT OF
TRU- HOME2
DUAL BRAND HOTEL

PART OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 4 NORTH, RANGE 8 WEST OF
THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF EDWARDSVILLE,
COUNTY OF MADISON, STATE OF ILLINOIS

NOVEMBER 20, 2025

PROJECT NOTES / SPECIFICATIONS / INFORMATION

- THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED IN THESE TOPOGRAPHIC LAND SURVEY DOCUMENT AND/OR CIVIL ENGINEERING DESIGN DOCUMENT HAVE BEEN DETERMINED BY REVIEW OF AVAILABLE EXISTING "AS-BUILT" OR RECORD DRAWINGS; FIELD SURVEY OF J.U.L.I.E. MARKED UTILITIES; OR FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN SUBSURFACE EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITIES SHOWN ON THESE DOCUMENT, THEREFORE THEIR EXACT LOCATION, SIZE AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND MUST BE FIELD CONFIRMED BY THE CONTRACTOR.
- THE ENGINEER AND OWNER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTRACTING J.U.L.I.E. FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THESE PLANS WHICH WOULD SIGNIFICANTLY AFFECT THE FUNCTION, COST, OR PERFORMANCE OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.
- IT IS NOT WARRANTED THAT THIS PLAT/DOCUMENT CONTAINS COMPLETE INFORMATION REGARDING EASEMENT, RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.
- ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, TESTING, AND INSPECTION SHALL CONFORM TO THE STATE, MUNICIPAL, AND LOCAL UNITS OF GOVERNMENT HAVING JURISDICTION OVER THIS PROJECT.
- ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS LATEST EDITION (BOTH OF WHICH WILL BE HEREINAFTER REFERRED TO IN THESE DOCUMENT AS THE STANDARD SPECIFICATIONS (HIGHWAY)).
- ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION; AND THE RECOMMENDED STANDARDS FOR WATER WORKS, LATEST EDITION (BOTH OF WHICH WILL BE HEREINAFTER REFERRED TO IN THESE DOCUMENT AS THE STANDARD SPECIFICATIONS (WATER, STORM AND SANITARY)).
- ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION, WHICH WILL BE HEREINAFTER REFERRED TO IN THESE DOCUMENT AS THE STANDARD SPECIFICATIONS (EROSION).
- THERE SHALL BE NO DRIVEWAY ACCESS TO ILLINOIS ROUTE 157 OUTSIDE THE LIMITED ACCESS THAT IS RESTRICTED FROM 119.64' FROM THE NORTHWEST CORNER FROM LOT 1.
- THERE SHALL BE NO ACCESS TO ILLINOIS ROUTE 157 OR GOVERNORS PARKWAY FROM LOT 2.
- EROSION CONTROL REQUIREMENT FOR THE CONSTRUCTION PHASE WILL INCLUDE PROPERLY INSTALLED EROSION CONTROL FENCE, CONSTRUCTION AND MAINTENANCE OF A RIP-RAP SEDIMENT TRAP IN DRY DETENTION BASINS AND INSTALLATION AND MAINTENANCE OF GEOTEXTILE FABRIC INLET PROTECTION LOGS AT STORM WATER INLETS. ALL EROSION CONTROL MEASURES SHALL COMPLY WITH SOIL EROSION AND SEDIMENT CONTROL ORDINANCES FOR THE CITY OF EDWARDSVILLE, ILLINOIS.
- A RECORDED STORM WATER DETENTION BASIN MAINTENANCE AGREEMENT WILL BE PROVIDED AT THE TIME OF RECORDING THE FINAL PLAT.



LOCATION MAP
N.T.S.

OWNER
CONTACT INFORMATION:

OLD CAPITOL PROPERTIES, L.L.C.
514 E VANDALIA STREET
EDWARDSVILLE, IL 62025
(618) 656-1514

DEVELOPER
CONTACT INFORMATION:
OLD CAPITOL PROPERTIES, L.L.C.
514 E VANDALIA STREET
EDWARDSVILLE, IL 62025
(618) 656-1514

ENGINEER/SURVEYOR
CONTACT INFORMATION:

THOUVENOT, WADE, AND MOERCHEN, INC.
4940 OLD COLLINSVILLE ROAD
SWANSEA, ILLINOIS 62226
(618) 624-4488

LAND DEVELOPMENT MANAGER:
MARSHA MALLER, P.E.

SURVEY MANAGER:
TRACY HAMANN, P.I.S.

LEGAL DESCRIPTION - OVERALL PARCEL:

PART OF LOTS 1 AND 2 IN WESTCA FIRST SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 105 IN THE RECORDER'S OFFICE OF MADISON COUNTY, AND PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 06 MINUTES 55 SECONDS WEST, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, 418.50 FEET TO THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF F.A.U. 8902 (GOVERNOR'S PARKWAY) AND BEING THE POINT OF BEGINNING. SAID POINT OF BEGINNING BEING THE NORTHEASTERLY CORNER OF 'PARCEL 100 - TRACT 1' AS DESCRIBED IN THE WARRANTY DEED TO THE STATE OF ILLINOIS RECORDED IN BOOK 2696, PAGE 271 IN SAID RECORDER'S OFFICE.

FROM SAID POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 06 MINUTES 55 SECONDS, WEST ON SAID EAST LINE, 145.88 FEET; THENCE NORTHWESTERLY 542.15 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,920.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 69 DEGREES 02 MINUTES 29 SECONDS WEST, 540.35 FEET; THENCE NORTH 77 DEGREES 07 MINUTES 52 SECONDS WEST, 92.85 FEET; THENCE NORTHWESTERLY 78.50 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 32 DEGREES 09 MINUTES 26 SECONDS WEST, 70.68 FEET; THENCE NORTH 12 DEGREES 48 MINUTES 59 SECONDS EAST, 304.08 FEET TO THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF F.A.U. 8902 (GOVERNOR'S PARKWAY) AND BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 24 MINUTES 15 SECONDS EAST, ON SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF F.A.U. 8902 (GOVERNOR'S PARKWAY), AND ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 55.36 FEET; THENCE SOUTH 49 DEGREES 46 MINUTES 04 SECONDS EAST, ON THE NORTHEASTERLY RIGHT OF WAY LINE OF F.A.U. 8902 (GOVERNOR'S PARKWAY), AND BEING THE NORTHEASTERLY LINE OF THE TRACT OF LAND (PARCEL 16) DESCRIBED IN THE WARRANTY DEED TO THE STATE OF ILLINOIS RECORDED IN BOOK 2735, PAGE 570 IN SAID RECORDER'S OFFICE, 550.50 FEET TO THE EASTERLY CORNER THEREOF; THENCE SOUTH 52 DEGREES 48 MINUTES 26 SECONDS EAST, ON THE NORTHEASTERLY RIGHT OF WAY LINE OF F.A.U. 8902 (GOVERNOR'S PARKWAY), AND BEING THE NORTHEASTERLY LINE OF SAID 'PARCEL 100 - TRACT 1' DESCRIBED IN THE WARRANTY DEED TO THE STATE OF ILLINOIS RECORDED IN BOOK 2696 PAGE 271, A DISTANCE OF 112.92 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.64 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, CONDITIONS AND RESTRICTIONS OF RECORD.

INDEX OF SHEETS

- | | |
|---|---------------------|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS |
| 3 | SITE PLAN |

WATER SUPPLY ANALYSIS

CITY BOOSTER PUMP - OFF

SITE INFORMATION

Address 6110 Governors Pkwy
Location Edwardsville IL
Date 10/1/2025
Time 12:45 PM
Performed By SSC Engineering

PRESSURE HYDRANT

Location Governors Pkwy & Partners Dr
Static Pressure 39 psi
Residual Pressure 30 psi

FLOW HYDRANT

Location Governors Pkwy & University Dr
Pilot Pressure 27 psi
Number of Outlets 1 outlets
Outlet Diameter 2.5 inch
Outlet Coefficient 0.9
Total Flow 372 gpm

EMERGENCY RESPONSE

Pressure at Fire Flow 20 psi
Expected Flow at 20 psi 1,305 gpm

SYSTEM INFORMATION

System Demand psi
System Flow gpm
Hose Included gpm

SAFETY MARGIN

Available Pressure at Demand Point psi
Safety Provided psi



WATER SUPPLY ANALYSIS

CITY BOOSTER PUMP - ON

SITE INFORMATION

Address 6110 Governors Pkwy
Location Edwardsville IL
Date 10/1/2025
Time 12:45 PM
Performed By SSC Engineering

PRESSURE HYDRANT

Location Governors Pkwy & Partners Dr
Static Pressure 54 psi
Residual Pressure 46 psi

FLOW HYDRANT

Location Governors Pkwy & University Dr
Pilot Pressure 40 psi
Number of Outlets 1 outlets
Outlet Diameter 2.5 inch
Outlet Coefficient 0.9
Total Flow 1062 gpm

EMERGENCY RESPONSE

Pressure at Fire Flow 20 psi
Expected Flow at 20 psi 2,319 gpm

SYSTEM INFORMATION

System Demand psi
System Flow gpm
Hose Included gpm

SAFETY MARGIN

Available Pressure at Demand Point psi
Safety Provided psi



EXISTING ZONING CLASSIFICATION - B-2 COMMERCIAL/BUSINESS

GROSS ACREAGE: 3.64 AC.
STREET R.O.W. ACREAGE: 0.00 AC.
PASSIVE GREEN SPACE REQUIRED: 6,343 SQ.FT.
PASSIVE GREEN SPACE PROVIDED: 6,582 SQ.FT.
NET ACREAGE: 3.64 AC.

NOTE: PASSIVE GREEN SPACE SHOWN HEREON IS PRELIMINARY. ALL AREAS ON SUBJECT PROPERTY ARE SUBJECT TO CHANGE UPON FINAL PLAT DESIGN.

SCHOOL DISTRICT: EDWARDSVILLE CUSD #7

F.E.M.A. FLOODWAY MAP NUMBER 170441 001C ZONE C
EFFECTIVE DATE: JANUARY 16, 1984

--- RIGHT-OF-WAY LINE
--- BUILDING SETBACK LINE
--- EASEMENT LINE
--- EXISTING LOT LINE
--- LOT LINE

RECEIVED
DEC 18 2025

BY: _____

NOT FOR RECORD



CONSULTING ENGINEERING
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ILLINOIS SWANSEA
COLUMBIA
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MISSOURI ST. LOUIS
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TENNESSEE NASHVILLE
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THOUVENOT, WADE
& MOERCHEN, INC.

SWANSEA OFFICE
4940 OLD COLLINSVILLE RD.
SWANSEA, ILLINOIS
62226-2025
TEL (618) 624-4488
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

ISSUED FOR REVIEW
NOVEMBER 20, 2025

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY: BAB
DESIGNED BY: BAB
CHECKED BY: MJM
APPROVED BY: MJM
PROJECT NO: 250756

PROJECT:

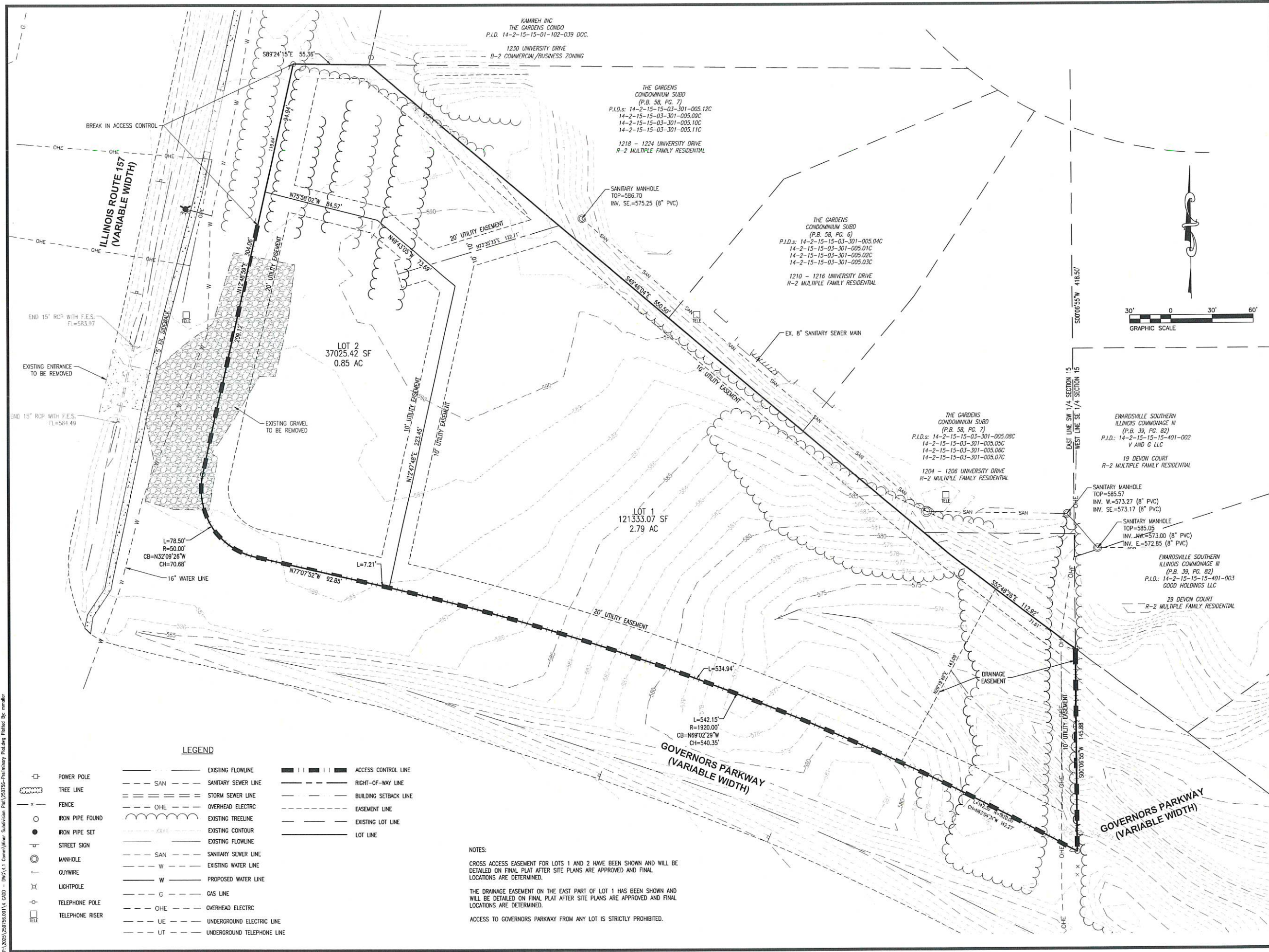
PRELIMINARY PLAT
TRU-HOME2 DUAL BRAND HOTEL
CITY OF EDWARDSVILLE
MADISON COUNTY, ILLINOIS

TITLE:

COVER SHEET

1 OF 3

P:\2025\250756\001\1 CAD - TWM\1.1 Comm\Draw Sub\10756 Prelim\10756 Prelim Plat.dwg Plotted By: mmiller



LEGEND

- | | | |
|-----------------|-------------------------------|-----------------------|
| POWER POLE | EXISTING FLOWLINE | ACCESS CONTROL LINE |
| TREE LINE | SAN SANITARY SEWER LINE | RIGHT-OF-WAY LINE |
| FENCE | OHE OVERHEAD ELECTRIC | BUILDING SETBACK LINE |
| IRON PIPE FOUND | EXISTING TREELINE | EASEMENT LINE |
| IRON PIPE SET | EXISTING FLOWLINE | EXISTING LOT LINE |
| STREET SIGN | SAN SANITARY SEWER LINE | LOT LINE |
| MANHOLE | W EXISTING WATER LINE | |
| GUYWIRE | W PROPOSED WATER LINE | |
| LIGHTPOLE | G GAS LINE | |
| TELEPHONE POLE | OHE OVERHEAD ELECTRIC | |
| TELEPHONE RISER | UE UNDERGROUND ELECTRIC LINE | |
| | UT UNDERGROUND TELEPHONE LINE | |

NOTES:

CROSS ACCESS EASEMENT FOR LOTS 1 AND 2 HAVE BEEN SHOWN AND WILL BE DETAILED ON FINAL PLAT AFTER SITE PLANS ARE APPROVED AND FINAL LOCATIONS ARE DETERMINED.

THE DRAINAGE EASEMENT ON THE EAST PART OF LOT 1 HAS BEEN SHOWN AND WILL BE DETAILED ON FINAL PLAT AFTER SITE PLANS ARE APPROVED AND FINAL LOCATIONS ARE DETERMINED.

ACCESS TO GOVERNORS PARKWAY FROM ANY LOT IS STRICTLY PROHIBITED.

TWM

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PEORIA
DECATUR

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MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

ISSUED FOR REVIEW
NOVEMBER 20, 2025

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY: BAB
DESIGNED BY: BAB
CHECKED BY: MJM
APPROVED BY: MJM
PROJECT NO: 250756

PROJECT:

PRELIMINARY PLAT
TRU- HOME2 DUAL BRAND HOTEL
CITY OF EDWARDSVILLE
MADISON COUNTY, ILLINOIS

TITLE:

EXISTING
CONDITIONS

Staff Report
Tru-Home2 Dual Brand Hotel Plat
Plan Commission Wednesday, January 7, 2026



Development name:	Tru-Home2 Dual Brand Hotel
Location:	The subject property is located on the northwest corner of Illinois Route 157 and Governors Parkway. The plat contains 2 proposed lots.
Owner/Developer:	Old Capital Properties, LLC
Zoning:	"B-2" Commercial Business
Property Size:	Approximately 3.64 acres
Topography:	The subject property is generally flat.
Vegetation:	The subject property is undeveloped with some vegetation along the south property line.
Greenspace:	The proposed preliminary plat is required to have 4% of either active or passive greenspace. The developer is proposing approximately 6,582 square feet. They are required to provide 6,343 square feet.
Utilities and Services:	Water and sanitary sewer service, and fire protection will be provided by the City of Edwardsville. Electric and gas are provided by Ameren Illinois.
Access:	The subdivision is to be accessed by one entrance on IL Route 157 located on the west side of the property. Access to Governors Parkway from any lot is strictly prohibited as Governors Parkway is access controlled.
Sidewalks & Subdivision Variance:	There is an existing sidewalk along the west side of the property. The developer is requesting a variance for the required sidewalk along Governors Parkway stating that all other developed lots along Governors Parkway do not have sidewalks. The developer indicated in their subdivision variance application that if they were to install a sidewalk it would have no connection creating safety risks.
2010 Comprehensive Plan:	The subject property is designated as suitable "residential" in the 2010 Comprehensive Plan. It should be noted that this lot was created after the adoption of the 2010 Comprehensive Plan after Right-of-Way was vacated.

Staff Discussion:

The proposed subdivisions meets all the minimum requirements for the Land Development Code and the Zoning Code except the sidewalk standards that they are requesting a variance for.

Standards of Review for Subdivision Variances: Plan Commission should consider the following items when considering the sidewalk variance request.

- (a)The proposed variance is consistent with the general purposes of this Code (see section 1-1); and
- (b)Strict application of the subdivision requirements (see article 5) would result in great practical difficulties or hardship to the applicant, not a mere inconvenience; and
- (c)The proposed variance is the minimum reasonable deviation from the subdivision requirements that will alleviate the difficulties/hardship; and
- (d)The plight of the applicant is due to peculiar circumstances not of his own making; and
- (e)The peculiar circumstances creating the variance request are not applicable to other tracts; and
- (f)The variance, if granted, will not materially frustrate implementation of the municipal comprehensive plan including the official map; and
- (g)The variance will result in a positive benefit to the city, or will prevent environmental damage, loss of tree cover, increased runoff, or increased erosion and sedimentation.

Staff Recommendation:

Staff recommends approval of the Preliminary Plat.

1250.13 Off-street parking and loading; tables.

- a) **Purpose:** The purpose of this section is to provide suitable accommodations for vehicle and bicycle parking without permitting undesirably large parking fields, alleviate or prevent congestion of the public streets, and to promote the safety and welfare of the public by establishing minimum and maximum requirements of the off-street parking and loading and unloading of merchandise and products in accordance with the use to which property is put.
- b) **Applicability of section:**
- 1) Off-street parking and loading shall be provided in accordance with this section and for all structures and uses erected or established after the effective date hereof.
 - 2) Off-street parking facilities accessory to residential uses developed in any residential district in accordance with the requirements of these subsections shall be used solely for the parking of passenger vehicles owned by occupants of the dwelling structures to which such facilities are accessory, or by guests of such occupants.
 - ~~3) Under no circumstances shall required parking facilities accessory to residential structures be used for storage of commercial vehicles, motor homes, boats and other such accessory transportation vehicles, or for the parking of vehicles belonging to the employees, owners, tenants, visitors or customers of business or manufacturing establishments.~~
 - ~~4) 3) Off-street vehicle parking spaces shall not be provided in an amount that is more than the amount specified in this section unless the maximum parking requirement is waived or mitigated as provided in this section.~~
- c) **Prohibited Uses of Off-Street Parking**
- 1) Off-street parking facilities accessory to residential uses developed in any residential district in accordance with the requirements of these subsections shall be used solely for the parking of passenger vehicles owned by occupants of the dwelling structures to which such facilities are accessory, or by guests of such occupants.
 - 2) Under no circumstances shall required parking facilities accessory to residential ~~district structures~~ be used for storage of commercial vehicles, motor homes, boats and other such accessory transportation vehicles, or for the parking of vehicles belonging to the employees, owners, tenants, visitors or customers of business or manufacturing establishments.
 - 3) No commercial vehicle exceeding one ton cargo capacity shall be parked anywhere or in any residential district except for normal loading, unloading, and service calls, nor shall any vehicle repair work be conducted on any nonresidential parking lot located in said districts.
 - 4) Properties in business, manufacturing, institutional, and MU-1 Districts that are used for commercial or mixed-use purposes are not permitted to construct or use residentially zoned lots for off-street parking.
- d) **Existing parking and loading facilities:**
1. For lots where parking exists in the front yard, this parking may remain, provided no additional parking is added in the front yard. Any additional parking shall be in the rear yard or side yard, as required in under this section.
 2. If a residential building or structure is damaged or destroyed and then repaired or rebuilt, the same amount of parking and loading spaces that existed before the damage must be restored. However, no extra parking or loading spaces are required beyond what was originally there.

Commented [T1]: Reword – specify the purpose – mixed-use in the latter section

3. Whenever the use of any residential structure or premises is intensified through addition of dwelling units, increased floor area, greater seating capacity, etc., then such changes shall meet the requirements of this code. Based on the application of this code, additional parking and loading facilities commensurate with such increases in use-intensity may be required.
4. Any nonconforming parking area or facility which existed lawfully at the time of the adoption of this title and which remains nonconforming, and any such parking area or facility which shall become nonconforming, upon adoption of this title or any subsequent amendments thereto, may continue subject to the regulations under this section.
5. Repairs and routine maintenance of a nonconforming parking area or structure will be permitted as long as the configuration is not substantially altered as a result of the work. For the purpose of this section, repairs and routine maintenance shall be defined as resealing, concrete patching, and restriping without changing the configuration of the parking lot. Lighting requirements for nonconforming parking area or structures in parking lots are separate and defined in Section 1250.10. All repairs and routine maintenance must adhere to State and Federal regulations.

e) General Off-Street Parking design standards:

- 1) Off-street parking with no principal structure shall be no less than 30 feet from the front and side property lines.
- 2) Each required space shall be required to be at least nine feet wide and 19 feet in length and shall have at least eight feet of vertical clearance.
- 3) The length of parallel parking spaces shall be a minimum of 22 feet.
- 4) Every space shall be situated so that no part of any parked vehicle overhangs or infringes on the public right-of-way.
- 5) Parking space markings shall be made and restored as often as necessary to clearly delineate each parking space as determined by the administrator.
- 6) Off-street parking located on the same lot as occupied by the use served may be open to the sky or enclosed in a building or covered with a solar energy system that does not affect the function of the off-street parking and loading areas and adheres to solar energy systems requirements as per Section 1248.02.21.
- 7) Aisles within parking lots shall be sufficiently wide to permit safe and sufficient vehicular movements in the aisles, and into and out of parking spaces as depicted in the table below:

Angle of Parking	Minimum Aisle Width in Feet	
	One-Way	Two-Way
90°	22	22
60°	18	22
45°	14	22
Parallel	14	22

- 8) Off-street parking and loading areas shall be designed so that ingress to or egress from a parking space is from an aisle or driveway, not directly from the public right-of-way. Such areas shall be so arranged that

vehicles at no time shall be required to back into any street or roadway to gain access thereto. (See Diagram 1 of this subsection.)

- 9) No accessway to any off-street parking shall be located within 50 feet of any corner formed by the intersection of the rights-of-way of two or more streets. At intersections where traffic-control devices are installed, the administrator may increase this requirement as necessary to prevent traffic hazards.
 - 10) Off-street parking area accessways (including residential driveways) and public streets shall be aligned to form - as closely as feasible, right angles to the street.
 - 11) The bi-directional accessway to every off-street parking area shall be at least 24 feet wide unless two adjoining one-way drives, each 12 feet wide at a minimum, are provided.
 - 12) The location and maximum width of the curb cut(s) providing ingress and egress to any public right-of-way or adjoining properties from the parking lot shall be as approved by the director of public works.
 - 13) Provide cross-access easement or other appropriate legal instrument or agreement guaranteeing permanent access between the property and the proposed development is located and its adjacent properties.
 - 14) All [State and Federal](#) ADA parking requirements shall be met.
- f) **Loading Design Standards.** All off-street loading facilities shall conform to the minimum standards indicated below:
1. Every required off-street loading space shall be at least 12 feet wide and 45 feet long exclusive of aisle and maneuver space, and shall have vertical clearance of at least 14 feet. In no case shall a vehicle being loaded or unloaded overhang into the public right-of-way.
 2. Every off-street loading space shall have vehicular access to a street or alley. Such accessway shall be at least 12 feet wide.
 3. Every off-street loading spaces that is required or provided shall be located on the same parcel of land as the use served, and not closer than 50 feet of the intersection of the rights-of-way of two or more streets, and not on required front yards
 4. Exterior lighting shall be provided as required in Chapter 1250.10 - Exterior Lighting Controls.
 5. Landscaping shall be provided as required in Chapter 1228- Landscaping and Screening
- g) **Off-street parking and loading areas material requirements:** Parking areas shall be graded and improved with:
- 1) A minimum of six inches of Portland cement concrete on a four inch thick aggregate base or lime/Portland cement stabilized base; or
 - 2) A minimum of 1.5 inches of surface course and 1.5 inch binder course with a total thickness minimum of 4" of hot mix asphalt paved on six inches of compacted aggregate base binder;
 - 3) Oil and chip or an aggregate surface is not permitted.
 - 4) A minimum of six inches of continuous vertical barrier curbing, exclusive of ingress/egress points, around the perimeter of all parking lots. Said curbing shall be of Portland cement concrete. The same curbing shall be used for interior islands. Reference IDOT Standards Specifications for Road and Bridge Construction Type B-6.XX Barrier Curb.
 - 5) New residential construction is required to provide concrete or hot mix asphalt concrete for their driveway and off-street parking.

h) Residential districts and properties zoned MU-1 which are used for strictly residential uses:

- 1) Off-street parking spaces for any residential zoning district or residential use shall be located on the same lot as the use.
- 2) Off-street parking spaces shall not be located in any front yard. They shall be located in the side and rear yards.
- 3) Off-street parking shall be at least 5 feet from the side and rear property lines.
- 4) Each parking space accessory to a multi-family dwelling shall be unobstructed so that no vehicle need be moved in order to allow another vehicle to enter/exit the parking area.
- 5) All off-street parking spaces for non-dwelling uses located in any residential district shall be located on the same lot as the use serviced. However, the administrator may allow such parking facilities to be located on another parcel within 200 feet of the use served if the "same lot" requirement is not feasible.
- 6) Residential parking minimums are subject to the exceptions outlined in the small lot overlay in Section 1250.06.02.

i) Business, manufacturing, and institutional districts, as well as MU-1 properties used for commercial or mixed-uses:

- 1) No more than a double row (single access) of off-street parking shall be permitted between the principal structure and the highest classified right-of-way. All remaining parking shall be in the side or rear yards.
- 2) Off-street parking for dwellings located in any commercial district shall either be located on the same lot as the dwelling or another parcel within 200 feet of the residential premises.
- 3) Off-street parking for any commercial or industrial use located in any commercial or manufacturing district shall be located within 500 feet of the use serviced; provided, that no portion of any such parking lot shall extend into any residential district except by written permission of the zoning administrator.
- 4) Commercial uses in the "B-1" Central Business District shall be exempt from the parking space requirements of this title if they are located within 500 feet of a public parking lot.
- 5) Off-street parking areas, or internal drive, except for ingress/egress drives, shall not be closer to any street right-of-way than three feet and to the side and rear lot lines than five feet. (See Diagram 2 of this subsection)
- 6) No off-street parking or loading areas, or internal drive shall be permitted within the street right(s)-of-way.
- 7) No off-street parking area, ingress/egress drive, or internal drive shall be located within three feet of a building.
- 8) Sidewalks shall be provided along the perimeter of the building adjacent to the drive aisle and/or off-street parking area. The sidewalk shall be a raised concrete having a minimum width of three feet when adjacent to a drive aisle or five feet when abutting patron parking spaces that are not parallel to the sidewalk in design and may be placed in the three feet buffer area between the parking surface and the building.
- 9) For "B-1" and "MU-1" Zoning Districts, access to parking shall be provided via a drive aisle that is a minimum of 20-feet wide and a maximum of 24-feet wide for bi-directional traffic. For one-way traffic, a drive aisle that is a minimum of 12 feet wide shall be required.

j) **Computation of required parking/loading spaces:**

- 1) In computing the number of spaces required by this title, the zoning administrator shall apply the following rules:
 - A) In computing parking space requirements based on the number of employees, the maximum number of employees on the premises at any period of the day shall be used. "Employee parking" means one parking space shall be required per one and one-half employees, unless otherwise stated.
 - B) In computing parking or loading space requirements on the basis of building floor area, the gross floor area shall be used.
 - C) Whenever it is necessary to translate gross parking lot area into number of parking spaces, 350 square feet of gross area shall be deemed one parking space.
 - D) If computation of the number of parking or loading spaces required by this title results in a fractional space, any fraction of one-half or more shall be counted as one space.

k) **Parking exceptions.**

- 1) For the purpose of calculating parking requirements, the following types of parking spaces shall not count against the maximum parking requirement:
 - A) Accessible parking;
 - B) Spaces with electrical vehicle charging stations
 - C) On-street parking; and
 - D) Structured parking, underground parking, and parking within, above or beneath the building(s) it serves.
- 2) If application of the maximum parking standard would result in fewer than six parking spaces, the development shall be allowed six parking spaces.
- 3) Maximum parking waiver.
 - A) **Parking demand study.** Requests to exceed the maximum parking requirement shall be accompanied by a parking demand study demonstrating how the maximum number of parking spaces specified in this section is insufficient for the proposed development. Such a study shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable estimates as approved by the zoning administrator, and should include other reliable data collected from uses or combinations of uses that are the same as, or comparable with, the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity and location. The study shall document the source of data used to develop the recommendations.
 - B) **Review criteria.** A request to waive the maximum parking requirement must demonstrate how it is meeting the following criteria:
 - (1) The proposed development has unique or unusual characteristics such as high sales volume per floor area or low turnover, that create a parking demand that exceeds the maximum ratio and that typically does not apply to comparable uses;
 - (2) The parking demand cannot be accommodated by on-street parking, shared parking with nearby uses, or by increasing the supply of spaces that are exempt from the maximum ratio;
 - (3) The request is the minimum necessary variation from the standards; or
 - (4) **Design requirements for excess parking.** Parking that is provided in excess of the maximum parking requirement shall be subject to the review process as outlined in this section. As part of

that review, it is the discretion of Zoning Board of Appeals to impose additional requirements on the excess parking spaces subject to the review for compliance by the Public Works Director. Such additional requirements may include, but are not limited to increased internal landscaping, additional screening, or brick pavers.

- C) *Review process.* An application for a maximum parking waiver shall be forwarded to the Zoning Board of Appeals and shall follow the requirements listed in Section 1244.02.3, Variance.
- 4) Minimum parking exception
 - A) Requests to reduce the number of required parking spaces when a minimum number is required by this section shall follow the requirements listed in Section 1244.02.3, Variances.

DRAFT

MAXIMUM PARKING AND LOADING SPACES		
USE	NUMBER OF ALLOWED PARKING SPACES	NUMBER OF ALLOWED LOADING SPACES
Educational, Institutional or Recreational		
Churches, auditoriums	1 space per 3 seats in the largest seating area	N/A
Hospitals	1 space per 2 beds plus employee parking	To 50,000 square feet of floor area - 1 space 50,001 to 100,000 - 2 spaces; 100,001 to 200,000 - 3 spaces
Libraries, museums	1 space per 500 square feet of floor area	On review by Administrator
Municipal or privately-owned recreation center or community building	1 space for each 2 employees plus spaces adequate in number as determined by Administrator to serve visitors	N/A
Nursing homes	1 space per 4 beds plus employee parking	To 50,000 square feet of floor area - 1 space; 50,001 to 100,000 - 2 spaces; 100,001 to 200,000 - 3 spaces
Elementary and junior high schools	1 space for every 20 students that the building is designed to accommodate, plus employee parking	On review by Administrator
Child day care centers	1 space per employee plus either of the following: a) 2 parking spaces for the first 10 children plus 1 parking space for every 10 additional children, or fraction thereof; or b) A drive through facility with adequate "pullover" space out of the flow of driveway traffic for 2 additional vehicles	
Senior high schools	1 space for every 4 students over age 16 that the building is designed to accommodate plus employee parking	
Colleges, business professional and trade schools	1 space for every 3 students that the building is designed to accommodate plus employee parking	
Commercial, Office Services Use		
All retail and commercial service uses not denoted below	1 space per 300 square feet of gross floor area	To 10,000 square feet of floor area—1 space; more than 10,000 square feet—1 space plus 1 additional space per 50,000 square feet of floor area in excess of 10,000 square feet

Banks, savings and loans—walk-in	1 space per 300 square feet of floor area, plus employee parking	To 30,000 square feet of floor area—none; 30,001 to 100,000—1 space; more than 100,000 square feet—1 space plus 1 additional space per 100,000 square feet of floor area in excess of 100,000 square feet
Banks, savings and loans—drive-thru lanes	3 stacking spaces per drive-thru lane	To 30,000 square feet of floor area—none; 30,001 to 100,000—1 space; more than 100,000 square feet—1 space plus 1 additional space per 100,000 square feet of floor area in excess of 100,000 square feet
Bowling alleys	4 spaces per bowling lane plus additional spaces as required herein for affiliated uses such as restaurants and saloons	Not applicable except as required for affiliated uses
Car washes	5 spaces per wash lane	N/A
Furniture and appliance stores	1 space per 600 square feet of floor area	To 25,000 square feet of floor area—2 spaces; more than 25,000 square feet of floor area—2 spaces plus 1 additional space per 25,000 square feet of floor area in excess of 25,000 square feet
Laundromats	1 space per 3 washers plus 1 space per employee	
Office generally, except medical and dental	1 space per 200 square feet of floor area	To 30,000 square feet of floor area—none required; 30,001 to 100,000—1 space; more than 100,000—1 space plus 1 additional space per 100,000 square feet of floor area in excess of 100,000 square feet
Medical and dental offices	1 space per 200 square feet of gross floor area or 3 spaces per unit (exam room/table/chair), whichever is greater	N/A
Mortuaries	1 space per 4 seats or 1 space per funeral vehicle, but not less than 20 spaces per chapel or view room	1 space per 10,000 feet or more of floor area
Personal Services	1 space per 100 square feet of gross floor area	
Planned Unit Developments	As stated on the Planned Unit Development	
Restaurants—indoor seating	1 space per 2 seats	1 space per unit having 10,000 square feet of gross floor area

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(Supp. No. 48)

Restaurants—Drive In	1 space per 30 square feet	1 space per unit having 10,000 square feet of gross floor area
Restaurants—Drive Thru Lane	See Section 1248.02.30	
Service stations	2 spaces per service stall plus employee parking	N/A
Shopping Center—individual tenant uses shall not be reviewed or calculated other than if there are multiple buildings which are being reviewed separately	6 spaces per 1,000 square feet of gross floor area (multiple buildings may be reviewed separately regarding parking regulations)	To 10,000 square feet of floor area—1 space; more than 10,000 square feet—1 space plus 1 additional space per 50,000 square feet of floor area in excess of 10,000 square feet
Taverns/saloons	1 space per 2 seats	1 space per structure having 10,000 square feet or more of gross floor area
Theaters, indoors	1 space per 4 seats	N/A
Vehicle sales	1 space per 300 square feet of enclosed floor area and up to 10,000 square feet of open area	As determined by the Zoning Administrator

MINIMUM PARKING AND LOADING SPACES		
USE	NUMBER OF REQUIRED PARKING SPACES	NUMBER OF REQUIRED LOADING SPACES
Dwelling or Lodgings		
Hotels/motels	1 parking space per lodging unit plus employee parking and additional spaces as required herein for affiliated uses such as restaurants and taverns	1 space if the use has 20,000 square feet or more of area.
Boarding house or lodge	1 space per lodging unit plus employee parking and additional spaces as required herein for affiliated uses such as restaurants and taverns	1 space if the use has 20,000 square feet or more of area.
Bed & Breakfast	1 space per rental unit	
Short-Term Rentals	1 space per rental unit	
Mobile homes	2 spaces per dwelling unit	N/A
Multiple-family dwelling	2 spaces per dwelling unit OR 1 per bedroom	N/A
Single-family dwelling	2 spaces per dwelling unit OR 1 per bedroom	N/A
Multi-family dwellings in a B-1 or MU-1 zoning district	1 space per dwelling unit	N/A
Single-family dwelling in a B-1 or MU-1 zoning district	1 space per dwelling unit	N/A

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MAXIMUM PARKING AND LOADING SPACES		
USE	NUMBER OF REQUIRED PARKING SPACES	NUMBER OF REQUIRED LOADING SPACES
Manufacturing		
Any manufacturing, warehousing or other industrial use	1 space per company vehicle, 1 visitor space per 25 employees on major shift plus employee parking	To 20,000 square feet of floor area—1 space; 20,001 to 50,000—2 spaces; 50,001 to 90,000—3 spaces; above 90,000 square feet—3 spaces plus 1 additional space per 50,000 square feet of floor area in excess of 90,000 square feet

l) **Vehicle stacking standards.**

- 1) All land uses with a drive through component shall be required to maintain minimum vehicle stacking as outlined in this section.
- 2) Each vehicle stacking spaces shall be a minimum of 10 feet in width and 20 feet in length with the exception of spaces along a curve, which shall be a minimum of 12 feet in width.
- 3) The vehicle stacking lane for a drive through shall not be within the required drive aisle.
- 4) The number of stacking spaces shall be provided as follows:

LAND USE	MINIMUM NUMBER OF STACKING SPACES
Restaurant	4 in accordance with Section 1248.02.30
Bank	3
Car wash	5 spaces per wash lane
All other uses	3

m) **Bicycle parking.**

- 1) Design
 - A) Each bicycle parking facility shall include a metal anchor sufficient to secure the bicycle frame and accept a U-shaped lock. Acceptable examples include: inverted U, wave, post and ring, campus style, lightning bolt, and swerve. Similar styles may be accepted if they allow easy securing of the bicycle frame and wheel as determined by the zoning administrator.
 - B) Each bike rack element shall adhere to the following: One (1) space shall be considered the space required to allow for an adult bicycle to be mounted securely to the bicycle rack element.

C) Each bicycle parking space shall maintain the following minimum clearances:

- (1) Two (2) feet from any obstruction,
- (2) Four (4) feet from the center of parallel or angled bicycle racks,
- (3) Eight (8) feet end to end.

2) Location

- A) Bicycle parking facilities for nonresidential developments shall be located within of 50 feet from the building entrance, or shall be located at least as close as the closest parking space. Said bicycle parking shall not impede pedestrian traffic (5 foot minimum width access)
- B) Bicycle parking shall be placed on a site with direct access to internal walkways, public sidewalks, or similar pedestrian accommodations to avoid direct conflict with vehicles.
- C) Bicycle parking is permitted within the front yard.

3) Spaces required

- A) All nonresidential developments which provide off-street parking facilities shall provide bicycle parking facilities (bike racks) at a ratio of at least one bicycle parking space for every ten parking spaces. No more than 10 spaces shall be required.
- B) Multi-family developments shall provide bicycle parking facilities for building residents at a ratio of at least one bicycle parking space for every three dwelling units. This requirement can be met by indoor bicycle parking. Such bicycle parking facilities must be provided near the building entrance accessible to the street.

Definitions -

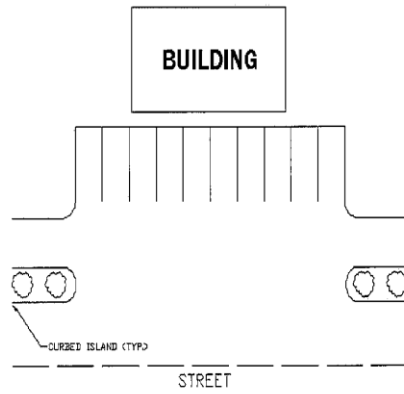
Bicycle Parking Space- a bicycle parking space shall be defined as an area where one (1) bicycle may be securely stored with both wheels resting on a stable surface and facilitate locking without interference to adjacent bicycles.

Bicycle Rack Element – A fixed structure design to securely support and lock one or more bicycles and designed to not cause damage to bicycles.

Bicycle Parking Facility – A designated area or structure intended for securing bicycles on a bicycle rack element. The bicycle parking facility is an accessible platform connected to an accessible route.

Diagrams – Update them.

INCORRECT



CORRECT

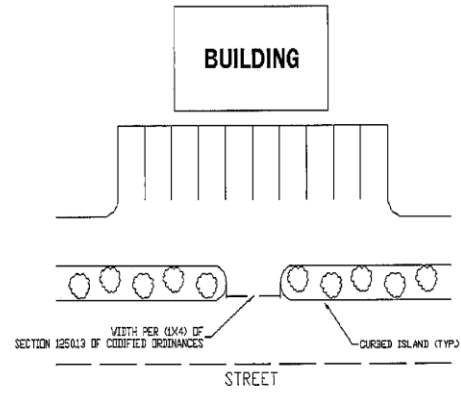


DIAGRAM 2*

* FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

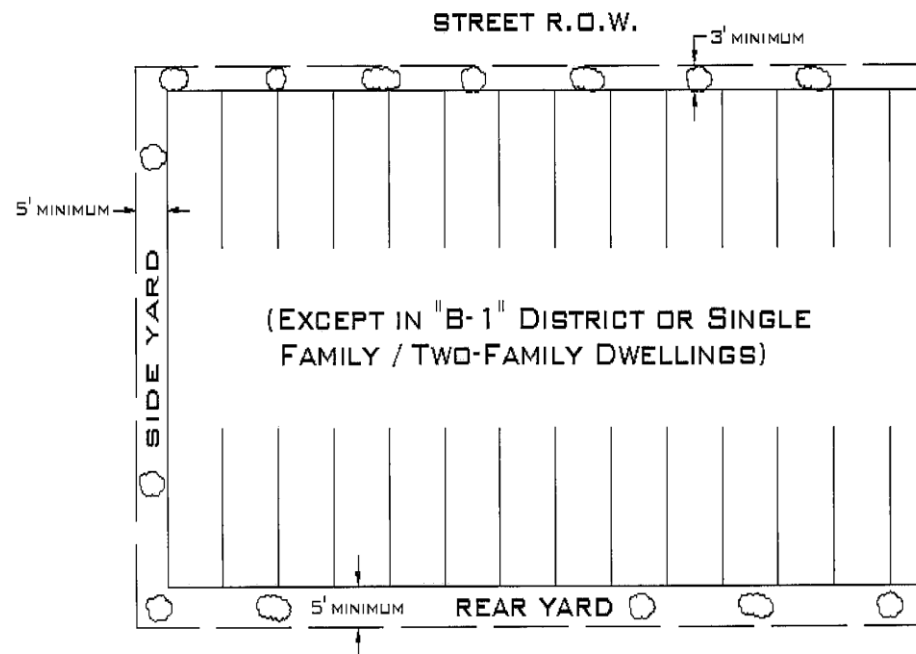


DIAGRAM 3*

* FOR ILLUSTRATIVE PURPOSES ONLY
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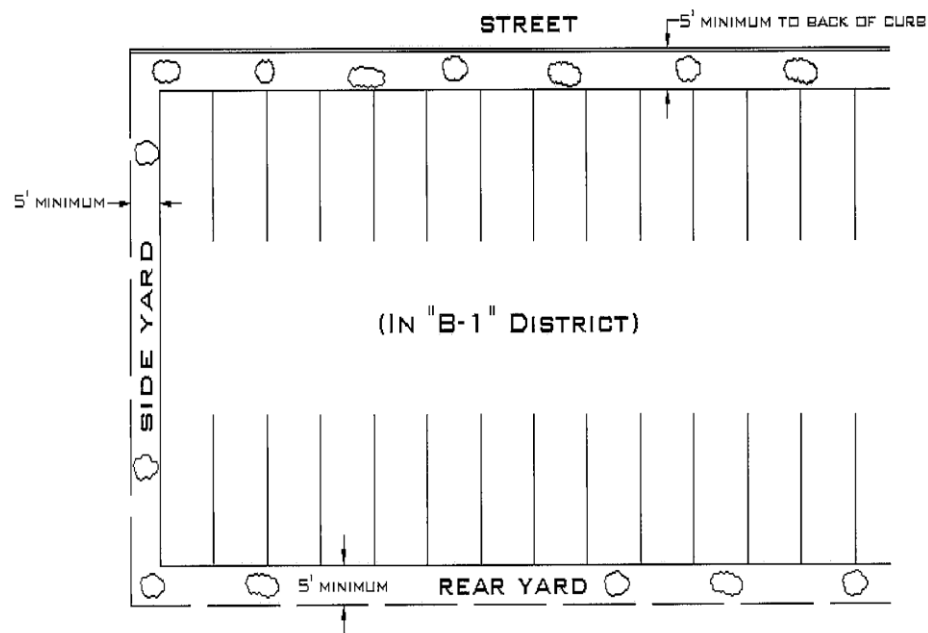


DIAGRAM 4*

* FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

CHAPTER 1228 LANDSCAPING AND SCREENING

1228.01 Purpose.

The purposes of this chapter are as follows:

- (a) To achieve the communitywide goal of developing the visual appeal of public/private open space as stated in the city's comprehensive plan.
- (b) To recognize trees and landscape vegetation as critical infrastructure that stabilizes the city's ecological balance by contributing to air purification, oxygen regeneration, carbon storage, groundwater recharge, and stormwater management, while also mitigating the negative impacts of adjacent land development, noise, glare, wind, heat, and climate change
- (c) To provide buffering between single-family land uses and multiple-family, office, commercial, and industrial land uses.
- (d) To ensure that the local stock of trees and other vegetation is replenished.
- (e) To safeguard and enhance property values and to protect public and private investment.
- (f) To preserve and protect the unique identity and environment of the city and preserve the economic base available to the city by such factors.
- (g) To encourage the preservation of existing trees that provide valuable benefits to the urban environment, which can only be fully replaced after decades if removed.
- (h) To protect the public health, safety and general welfare.
- (i) To provide a minimum amount of landscape material to achieve the above objectives. However, flexibility in landscape design and landscaping efforts that reasonably exceed the minimum requirements of this chapter are encouraged.
- (k) To ensure the proper provision, installation, maintenance, and appearance of landscape infrastructure installed in compliance with the city's adopted codes for land development.

1228.02 Applicability.

- (a) It is the intent of this chapter that the terms and conditions set forth herein shall be equally applied throughout the community based on the common factors of zoning district, land use, site conditions and development impacts.
- (b) The landscaping requirements set forth in this chapter shall apply to all zoning districts as specified herein.
- (c) No application for any action requiring compliance with this chapter shall be considered for approval without the required landscape plans or other equivalent drawings/documents specified in this chapter. All landscaping plans are subject to review and comment by the Public Works Director or official staff designee(s), who shall be the only individual(s) authorized to accept, reject or modify plans that are submitted for review and approval.
- (d) All applications for new planned unit developments (PUDs) and building permit applications for new construction shall include a landscape plan that complies with the requirements of this chapter, regardless of the occupancy type, structure type, proposed land use or zoning district. Exemptions include:
 - (1) Interior tenant finishes, façade remodels, and similar work that does not expand structure footprints or alter the site as long as the development remains in compliance with previously approved landscape plans.
 - (2) Common improvements on existing residential lots, such as but not limited to new or replacement of uncovered and covered decks, sheds or detached garages, building additions, or patios.

- (e) All zoning lots or parcels shall be subject to these applicability requirements, except those properties that meet one of the following conditions at the time of application:
 - (1) Any property specifically exempted from landscape requirements by the municipal code;
 - (2) Any property subject to a waiver or modification of certain applicable landscape requirements, which has been approved by variance, special use or other ordinance adopted by the City Council.
- (f) All required plans, plats, drawings and documents showing the location of street trees shall demonstrate compliance with the applicable performance standards of this chapter and the City's Arboricultural Specifications Manual as may be modified by the approval of the Edwardsville Environmental Commission.

1228.03 Landscape plan.

- (a) No application requiring a landscape plan per Section 1228.02 shall be considered for approval without containing all of the following required information and elements. As necessary to depict and present all required content, landscape plans may consist of multiple sheets.
 - (1) North arrow (approximate), scale (approximate), date of preparation and revisions, name of designer/drafter;
 - (2) Approximate location of all buildings, structures, and pavement that are proposed or will remain on-site;
 - (3) Approximate location of all existing or proposed watercourses, ponds, lakes;
 - (4) Approximate location, size, and common name of any existing trees or shrubs/grasses that are to remain;
 - (5) Approximate location of all landscaping that is proposed for the site including any trees, shrubs, ground cover, ornamental grasses, and flower beds (plants should be represented on the drawing at approximately one-half of their mature size);
 - (6) Approximate location of any existing or proposed signs, walls, fences, berms (approximately one foot contour intervals), site furniture, lights, fountains, and sculptures on the site;
 - (7) Approximate location of all property lines;
 - (8) Approximate location of all curb lines of existing or proposed streets, alleys, and parking lots;
 - (9) Approximate location of all sidewalks that are proposed for the site or currently adjoin the site;
 - (10) Approximate location of all existing and proposed easements;
 - (11) Square footage of all landscape islands, yard areas, and parking lot areas;
 - (12) Elevation drawings (side views) of proposed structures showing the proposed landscaping for front and corner side lots (where applicable);
 - (13) Any additional information that the building official determines is necessary to adequately review the proposal.
- (b) Sketches and drawings required and as set forth in this section are not required to be professionally produced or created by licensed professionals.
- (c) Sketches and drawings shall include or be accompanied by a plant list that describes the common name, quantity and size at installation (planting) of each proposed plant.

1228.04 General minimum landscaping requirements.

- (a) All developed zoning lots, except those that are specifically exempted from landscape requirements or subject to a waiver by way of approved ordinance shall provide landscaping as provided in this section. The minimum required landscape area and plantings for a zoning lot and required off-street parking areas shall be determined by zoning district and/or land use as provided in this section.

- (b) When required, the Supplemental Landscaping and Transitional Buffer Yard (TBY) shall be required in addition to the minimum requirements for zoning lots and off-street parking lots.
- (c) ***Single-family use requirements.*** Zoning lots developed for single-family use in any zoning district shall require the planting of trees according to lot size as provided below.

(1)

Lot Area	Tree Requirement
First 7,500 square feet	1 Small Shade Tree
7,501 square feet – 21,780 square feet	1 Small Shade Tree and 1 Medium or Large Shade Tree
Every additional 21,780 square feet	1 Medium or Large Shade Tree per 21,780 square foot increment

- (2) At least one tree shall be provided in the front yard as zoning setbacks allow related to utility placement. It is recommended that a ten (10) foot setback be maintained from any overhead utilities.
- (3) The schedule above represents the minimum tree sizes required. Larger classes of trees may be substituted where sufficient yard area exists.
- (4) Duplexes, townhouses, and condominiums shall not be considered single-family uses and shall be subject to the requirements for two-family or multiple-family dwellings.

(d) ***Requirements for all uses other than single-family dwellings.***

- (1) Zoning lots in any zoning district that are developed for any use other than single-family dwellings shall be subject to the minimum landscaping requirements schedule below.
- (2) Tables 1 & 2 shall be used in determining minimum landscaping coverage requirements and classifying required plants. Additional requirements for tree preservation can be found in Section 1228.10.

Table 1 Minimum Landscaping Requirements Schedule

Zoning District	Land Use Description	Applicable Landscape Area	Minimum Required Landscape Coverage			Basis of Calculation
			Lg. or Med. Shade Trees	Small Shade Trees	Shrubs/Grasses	
R-1	If applicable, minimum requirements for land uses other than single-family shall be determined by the land use description in this table that best fits the use, as determined by the Public Works Director or official staff designee(s).					
R-2	(A) Two-family	Yards	700 sq. ft.		-	Per front yard of each dwelling unit
	(B) Multiple-family	Yards	30%	15%	5%	Total Yard Area
		Parking lots	20%	10%	5%	Parking Lot Area*
MU-1	Mixed Uses	Yards	20%	10%	3%	Total Yard Area
		Parking lots	20%	10%	5%	Parking Lot Area*
B-1	Central Business District	Yards	15%	10%	3%	Total Yard Area
		Parking lots	20%	10%	5%	Parking Lot Area*
B-2	Commercial	Yards	30%	15%	5%	Total Yard Area
		Parking lots	20%	10%	5%	Parking Lot Area*
M-1	Light Industrial	Yards	25%	10%	5%	Total Yard Area
		Parking lots	20%	10%	5%	Parking Lot Area*

*Calculations and distribution of plantings shall include loading areas.

Table 2 Classification of Required Plantings

Plant Classification	Canopy Coverage Credit Per Tree		Minimum Size (at planting)
	New Tree/Shrub/Grasses	Existing Tree	
Large Shade Tree	1,000 sq. ft.	1,500 sq. ft.	2½-inch caliper
Medium Shade Tree	700 sq. ft.	1,050 sq. ft.	2½-inch caliper
Small Shade Tree	350 sq. ft.	525 sq. ft.	1½-inch caliper
Large Evergreen Tree	100 sq. ft.	150 sq. ft.	8 feet in height AND 2-inch caliper
Small Evergreen Tree	50 sq. ft.	75 sq. ft.	4 feet in height AND 1-inch caliper
Shrub/Grasses	30 sq. ft.	-	3-gallon container
Evergreen trees are not required, but may be used to satisfy up to 20% required tree coverage area for yard areas only. This substitution shall not be allowed for trees required in parking areas. In doing so, large evergreens may be substituted for required large or medium shade trees and small evergreens may be substituted for small shade trees with canopy coverage credited at the above rates.			

(e) **Additional landscaping requirements.** All open yard areas and landscape beds that are not occupied by required trees and shrubs/grasses shall be planted and maintained in accordance with applicable provisions of the municipal code.

- 1) Open yard areas: Yard areas containing no improvements or utilities shall be planted and maintained with vegetative ground cover. Any mix of the following types of ground cover shall be allowed:
- 2) Turf grass. May be installed as seed or sod. Shall be maintained at a height of 8 inches or shorter.
- 3) Low growing broadleaf evergreen plants. Shall include only non-invasive species recognized and commonly used as ground cover, such as Pachysandra. Must be planted together in continuous beds, mulched with hardwood or cypress mulch, that provide full coverage within two years of planting. Shall be maintained at a height of 12 inches or shorter.
- 4) Managed natural landscapes. Managed natural landscapes shall be allowed when provided and maintained in compliance with Section 122.56 of the municipal code.
- 5) Street yard planting strip: No landscaping shall be planted that would impede the function of the sidewalk or roadways.
- 6) Landscape beds: All required trees and shrubs/grasses shall be installed in mulched (hardwood or cypress) or rocked landscape beds, except those beds adjacent to parking lots where rocked beds are not allowed. Any areas within landscape beds that are not occupied with required trees or shrubs/grasses may be planted with non-invasive vegetation exceeding the minimum requirements. This may include any species of ornamental grass, plant, flower, bush, vegetable, fruit, shrub or tree allowed under the municipal code

(f) **Distribution of required landscaping:** After calculating the required number of trees and shrubs/grasses based on the minimum landscape coverage percentages, required amounts shall be distributed across the yard as indicated below.

- (1) Parking lots and loading areas. Calculations shall include loading areas. The number of required parking lot trees and shrubs/grasses shall be distributed through parking and loading areas as required in Sections 1228.05 and 1228.06.
- (2) In meeting the requirements of the Minimum Required Landscaping Coverage, the trees and shrubs/grasses should be generally evenly distributed throughout the site. Excessive grouping of plants and/or large areas without landscaping shall be avoided.
- (3) Where transitional buffer yards and supplemental parking lot landscaping are required, they shall be provided in addition to the above minimum requirements, except as exempted or provided otherwise in accordance with the municipal code.
- (4) In addition, plant selections shall adhere to the following:
 - A. At least seventy-five (75%) of the minimum quantities required for each plant class shall be native as defined herein.
 - B. No individual plant or tree species shall account for more than one-fifth (20%) of the minimum requirements for a plant class.

(g) **Rounding of Calculations:** Calculations that result in a fraction when determining minimum landscape requirements shall be rounded according to the provisions below.

- A. In calculating required landscape area for a zoning lot, parking lot, or specific yard area, fractions less than one-half ($1/2$; 50%; .50) shall be rounded down to the next whole number. Fractions equal to or greater than one-half ($1/2$; 50%; .50) shall be rounded up to the next whole number.

- B. All calculations to determine the minimum required quantities of trees or shrubs/grasses for a zoning lot, parking lot, or specific yard area shall be rounded up to the next whole number.

1228.05 Parking lot minimum landscaping requirements.

- a) A landscaped island shall be located at the end of any double row of parking spaces. Landscape islands should be a minimum of two parking spaces.
- b) Where any row of parking exceeds 15 spaces, a landscaped island shall be installed
- c) The minimum required parking lot landscaping area, trees, and shrubs/grasses shall be distributed in a reasonably balanced manner throughout off-street parking lots, subject to the provisions below. Evergreen trees shall not be substituted in lieu of required shade trees within interior curbed islands.
 - (1) In distributing trees, the required medium or large shade trees shall first be allocated to interior curbed islands and medians. Upon satisfying this condition:
 - A. Any remaining medium or large shade trees may be applied to other landscaped areas of the parking lot.
 - B. Within any remaining interior islands or medians remain, small shade trees may be substituted in lieu of required medium or large shade trees.
 - (2) When a parking lot has less than 50 vehicle spaces or parking only along a single aisle, landscaping may be placed within interior curbed parking islands and/or within ten feet of the perimeter of the parking lot.
 - (3) When a parking lot has 50 or more parking spaces, required shade trees shall be planted in curbed islands within the interior of the parking lot so as to interrupt large expanses of pavement and to provide shading within the interior of parking lots.
- d) The minimum size for all parking lot landscape planting areas, including each curbed island and median, shall not be less than 150 square feet per tree plus 30 square feet per shrub planted in each area.
- e) Trees shall not be planted in any area with a width of less than five feet.
- f) Shrubs/grasses shall not be planted in areas having a width of less than four feet.
- g) Loading areas shall be included in the parking lot area used to calculate minimum parking lot landscaping. Loading areas that are subject to Section 1228.07 transitional buffer yard (TBY) requirements shall provide the TBY in addition to the minimum landscape requirements.
- h) Each curbed landscape island and median shall include sufficient plant materials (trees, shrubs, and ground cover, as indicated) to cover a minimum of 75 percent (75%) of the curbed island area. Any areas in a landscape island that are not covered by plant materials shall be fully mulched to achieve 100 percent coverage. Turf grass (sod or seed) shall not be considered ground cover for the purpose of satisfying the minimum coverage requirement for parking lot landscape islands.

1228.06 Supplemental parking lot landscaping standards by zoning district.

Zoning lots located in the districts listed below shall be subject to supplemental standards as indicated.

(a) ***B-1 Central business district and MU-1 Downtown mixed use district.***

- (1) In no instance shall any landscaping or screening: block views of parking area access or drive aisles; creating unsafe driving or walking conditions.
- (2) The Public Works Director or official staff designee(s) shall be authorized to approve the following administrative adjustments for zoning lots with insufficient area or constrained parking lot area are limited in size, which makes landscaping impractical or creates adverse impacts on the site or adjacent right-of-way.

- A. Allow for the substitution of small shade trees in lieu of medium or large shade trees, without reducing the number of required trees.

(b) ***B-2 Commercial / business district.***

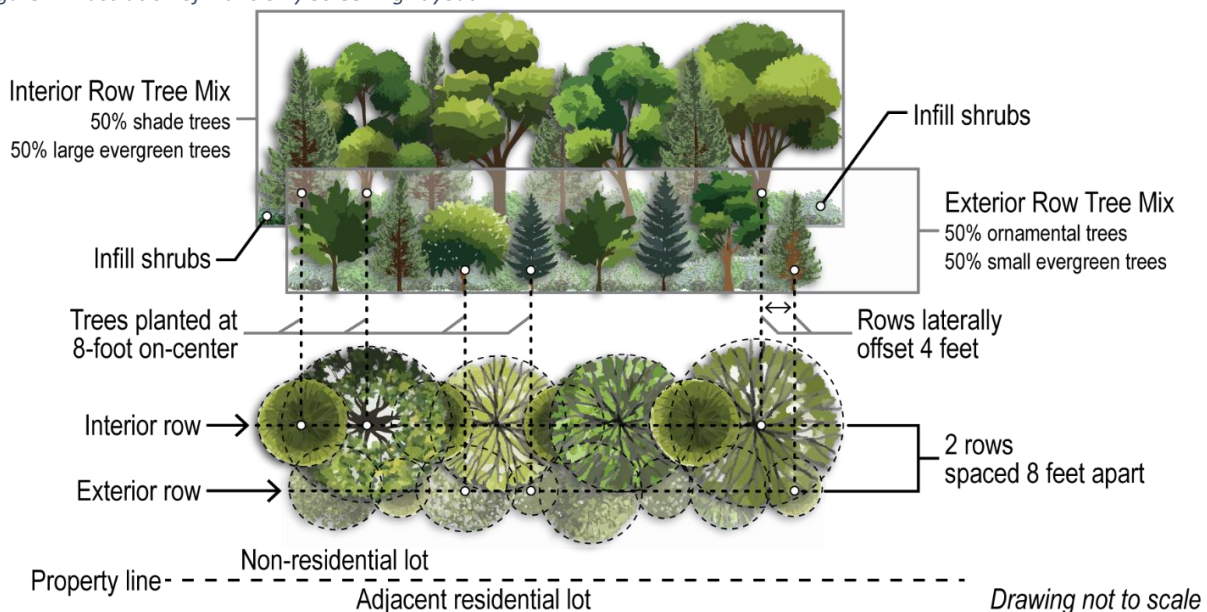
- 1) Any parking spaces abutting a right-of-way shall be screened and located behind a row or hedge of shrubs or tall grasses maintained at a mature height of at least three feet and creating a solid landscaped screen, designed and installed to minimize views of vehicles from the public way.
- 2) Along the side and rear lot lines of any lot abutting any residential district, screening (a wall, solid fence, or closely planted shrubbery) at least six feet high and of sufficient density to completely block the view of the off-street parking area from the adjacent residential property shall be installed.

1228.07 Transitional buffer yard requirement and landscaping.

- (a) Any nonresidential lot which abuts or is within 50 feet of any residential zoning district or use shall be required to provide a transitional buffer yard (TBY) unless otherwise relieved of this requirement by ordinance. A TBY shall be provided on every side that is adjacent to any residential zoning district or use.
- (b) The owner and/or developer of any multi-family zoning lot or use that abuts or is within 50 feet of any single-family residential district or use shall also be required to provide a TBY.
- (c) TBY shall be provided along the property line (s) which would be the most effective at screening for the residential district or use as determined by Public Works Director or official staff designee(s).
- (d) Public local access and secondary roads (per Table SA "Street Design Specifications" in the Land Development Code) private roadways, and/or easements of access which may be situated on the boundary line between zoning districts shall not be construed as relief from the requirement for a non-residential or multi-family property from adhering to the TBY requirements of this section. In instances where zoning district boundaries are situated on streets classified as collector or arterial roadways (as defined in Table SA) all landscaping provisions of this chapter shall apply.
- (e) *Depth or width of yard:* The developed, as described above, is required to have a TBY that is ten percent of the lot width or depth, whichever is more applicable due to the impact on adjacent property: However, no TBY shall be less than ten feet and not required to be more than 25 feet of the required yard dimension for the applicable zoning district, whichever is more stringent.
- (f) *Reduction of TBY requirements:* In cases where a transitional buffer yard is required, the Public Works Director or official staff designee(s) shall have authority to reduce the TBY requirements by no more than 20 percent.
- (g) *Prohibited material in TBY:* Any TBY required pursuant to this chapter shall be maintained as a planted or landscaped area only. No driveways, refuse containers, storage areas, aisleways, vehicular maneuvering areas, sidewalks, or structures of any form shall be located within the TBY. However, if an emergency exit into the TBY is required by code, a concrete pad of no more than 25 square feet or as required by said building codes may be placed at grade level immediately outside the required exit.
- (h) *Berms, landscaping, fences and walls in the TBY:* Transitional buffer yards shall be comprised of one or more of the following: A landscape berm tree and shrub plantings, a wall, or solid fence. Whichever single type or combination of these alternatives are used, this screen shall be at least six feet high and of sufficient density to completely block the view from the adjacent residential property. If a wall or fence is selected, a row of trees containing a mix of medium/large shade trees, and small shade trees, shall be placed on the exterior portion (the side of the fence facing adjacent property owners) of the fence or wall on eight-foot centers at a height of six feet in order to break up the profile of the fence or wall.
 - (1) Minimum required TBY landscaping for each plant class shall include at least one-half (50%) native species.

- (2) No single species of tree or shrub shall account for more than one-fifth (20%) of minimum required TBY landscaping for a given plant class.
- (i) **Plant-only screening.** If only plants are used as screening, the TBY must be designed and include a mix of trees and shrubs/grasses that will achieve a 100 percent (100%) screen to a height of six feet at installation.
- (1) **Plant materials and layout.** Landscaping shall contain a mix of trees and shrubs/grasses, installed in two rows spaced eight feet apart, as illustrated in Figure 2 and provided below.
- A. The interior row (facing the subject zoning lot) shall contain 50% medium or large shade trees and 50% large evergreen trees spaced at eight feet on-center. No specific pattern is required.
- B. The exterior row (facing the adjacent zoning lot) shall contain a mix of 50% small shade trees and 50% small evergreen trees spaced at eight feet on-center. No specific pattern is required, but the row should be offset laterally from the interior row by eight feet.

Figure 2: Illustration of Plant-only Screening Layout



- C. Shrubs/grasses with a mature height of at least three feet shall be provided in an amount at least equal to the total number of trees in both rows. No specific pattern or mix of evergreen and deciduous shrubs/grasses is required. However, species selection and plant placement shall be designed to achieve the required screening. The Public Works Director or official staff designee(s) shall be authorized to require infill plantings where required 100% screening to a height of six feet has not been achieved within five years.
- (2) Stands of existing vegetation containing no invasive plants, which provide the required 100% screening may be preserved and counted toward the TBY screening requirement, upon approval of the Public Works Director or official staff designee(s).
- (j) **Maintenance and replacement:**
- (1) . All plantings in association with TBY requirements shall be properly maintained and/or replaced if determined necessary by the public works director or his/her designee. All landscaping installed to replace dead or dying evergreens shall be replaced with planting of equal height and width to what remains or ten feet in height, whichever is less. For example, if an evergreen tree is removed and the other evergreens in the TBY are 11 feet tall, the replacement evergreen must be at least ten feet tall.

(2) The property owner is solely responsible for the maintenance and replacement of the fence, wall, berm and/or landscaping. In instances where the Public Works Director or official staff designee(s) has determined that the TBY is not being properly maintained, steps may be taken by the city to compel compliance with this section, including, but not limited to 1) a lien placed on the property; 2) water service to the property shut off; and/or 3) liquor licenses being suspended or not renewed. Such action will be determined through the city's municipal court process.

3. *Appeals concerning transitional buffer yards (TBY)*: Appeals regarding the enforcement of the transitional buffer yard (TBY) requirements may be submitted in accordance with Section 1228.12 of this Chapter.

1228.08 Incentive for preserving existing trees.

- (a) Preservation of non-invasive trees in good condition is encouraged. Each tree preserved on-site shall receive a 50% bonus credit applied toward minimum landscape requirements, which is equal to 1.5-times the coverage assigned to new trees, as provided in Table 2. Existing vegetation may be preserved in meeting TBY requirements as provided in Section 1228.08(b). Parking lots shall not be subject to this incentive.
- (b) In exercising this incentive, only trees 6 inches or greater measured at 4.5 height from ground shall be counted toward minimum requirements.
- (c) The intent to take advantage of this tree preservation incentive shall be clearly indicated at the time of application.
- (d) The standards and provisions of Section 1228.04 shall apply to any existing tree or shrub depicted on a tree preservation and protection plan that is used to satisfy the requirements of this chapter.
- (g) All trees retained under this section shall be protected against damage from construction activities within at least 10 feet of the trunk's base. Within this tree protection zone (TPZ), there shall be no disturbance to soil or any part of the tree, above or below ground during construction.
 - (1) The minimum standards for tree protection shall be those outlined in the city's Arboricultural Specifications Manual (Tree Preservation section) or other applicable standards adopted by the city for the protection of trees against construction activities.
 - (2) At the discretion of the Public Works Director or official staff designee(s), the required TPZ may be expanded in area as deemed necessary to protect the root system and canopy.

1228.09 Performance standards.

- (a) In meeting the minimum requirements of this chapter, all landscape plans shall comply with the performance standards of this section, including any standards referenced therein. Furthermore, all street trees required under the city's Land Subdivision Code shall be subject to the same standards, unless specifically exempted or otherwise indicated herein.
- (b) Landscaping shall not hinder the vision of motorists and pedestrians where unobstructed visibility is reasonably necessary for safe movement while entering, leaving or moving within the developed site or adjacent property.
- (c) Landscaping materials shall be selected and placed in such a manner that they do not interfere, obstruct or damage existing utilities.
- (d) Landscaping materials shall be selected and placed so that the safe use of surrounding properties is not inhibited.
- (e) Landscaping shall be selected and placed with consideration for the ultimate growth that will be achieved over time.
- (f) Landscaping with thorns, berries, and other potentially harmful plant characteristics shall be carefully placed to avoid possible harm to persons and property on and off the developed site.

- (g) Trees shall be maintained so as to prevent limb breakage that has significant and apparent potential for causing harm to property or life.
- (h) No tree larger than a small shade tree shall be planted in locations where overhead utilities or other overhead conflicts exist. This shall be an allowable substitution in cases where a larger tree class would otherwise be required, which shall not be construed as non-compliance.
- (i) Invasive species shall not be used to satisfy the requirements of this chapter. This shall apply to any species considered invasive by the Public Works Director or official staff designee(s); or listed as invasive in any document or policy adopted by Ordinance of the City of Edwardsville.
- (j) All zoning lots developed for a use other than single-family residential shall be provided a mechanical in-ground irrigation system within yard areas planted with turf grass.

1228.10 Plant selection and landscaping materials.

- (a) *Plant selection:* All plant materials shall be capable of withstanding the extremes of individual site microclimates. Selected plants and trees shall be suitable for planting in Edwardsville per the current US Department of Agriculture Hardiness Zone Map. At the time of this writing, Edwardsville is in Hardiness Zone 7a, per the 2023 USDA map.
- (b) *Prohibited trees and shrubs:* The trees and shrubs listed below shall be prohibited for use in meeting any of the requirements of this chapter, and subject to any noted provisions.

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
(1) Ailanthus altissima	Tree-of-heaven
(2) Elaeagnus angustifolia	Russian olive
(3) Elaeagnus umbellata	Autumn olive
(4) Euonymus spp.	Only invasive species are prohibited.
(5) Fraxinus spp.*	Ash trees that are not pest/disease resistant are prohibited.
(6) Lonicera spp.	Honeysuckle (all species)
(7) Morus spp.	Mulberry trees (all species)
(8) Paulownia tomentosa	Empress (Princess) tree
(9) Prunus cerasifera	Purpleleaf plum
(10) Pyrus calleryana	Callery (Bradford) pear
(11) Ulmus spp.	Elm trees that are not pest/disease resistant are prohibited.
(12) Any unlisted plant species identified as invasive by the Public Works Director or official staff designee(s); or listed as invasive or prohibited in any document or policy adopted by Ordinance of the City of Edwardsville.	

1228.11 Landscape maintenance.

- (a) *Responsibility:* The owner of the premises shall be responsible for the watering, maintenance, repair, and replacement of all landscaping, fences and other visual barriers including refuse disposal area screens which have died (in the case of plant material) or fallen into disrepair (in the case of fences).
- (b) *Plant materials:* All required plant materials shall be installed in compliance with the approved landscape plan and maintained in a healthy, vigorous growing condition. They shall be replaced as necessary, and shall be kept free of refuse and debris.

- (c) *Fences and walls:* All fences, walls and other barriers shall be maintained in good repair, meaning structurally sound and attractive in appearance. All fences, required or otherwise, shall be subject to the requirements of Section 1248.02.2.

1228.12 Landscape Plan Compliance Review.

- (a) Any person aggrieved by any decision or order of the Public Works Director or official staff designee(s) in any matter related to the interpretation or enforcement of any provision of this chapter may submit such an appeal in writing to the zoning board as provided in Chapter 1244.02.1. Said board may uphold, reverse or amend the denial and the board's decision shall be final within the purview of this chapter.

1228.13 Zoning variances, special use permits and planned unit developments.

- (a) Persons having petitioned the appropriate body of the city for a variance from building or zoning codes, a special use permit or planned unit development authorization shall include with such petition a written explanation thoroughly summarizing the net difference the petition, if approved, will have on landscaping obligations described herein.
- (b) Nothing herein is intended to negate, reduce or replace additional requirements set forth in the land development chapter or the codified ordinances of the city.

1228.14 Minor adjustments to previously approved landscape plan.

- (a) If a petitioner desires to adjust a plan after it has been approved, proposed changes must be submitted in writing to the Public Works Director or official staff designee(s).
- (b) The Public Works Director or official staff designee(s) shall have the authority to approve the proposed amendment and determine whether a suitable substitution to the originally approved plant materials has been provided.

1228.15 Compliance Review of Landscaping Improvements.

- (a) Compliance with the terms and conditions of this chapter is required prior to the issuance of an occupancy permit. However, temporary or conditional occupancy permits may be issued to developers, upon written request, at the discretion of the Public Works Director or official staff designee(s) for the following reasons:
 - (1) When developments or projects subject to city building permit requirements are otherwise completed outside of the recommended planting season for the trees or shrubs/grasses included in the approved landscape plan, and/or
 - (2) When developments or projects subject to building permit requirements have been or will likely be adversely affected by unreasonable weather conditions, or
 - (3) When other conditions beyond the control of the developer have been substantiated as adversely affecting completion of landscaping requirements; however,
 - (4) Temporary or conditional occupancy permits may be provided for a period not longer than ninety (90) days from the date of eligibility; and
 - (5) Temporary or conditional permits may be renewed or extended at 90-day intervals but shall not exceed a combined total of one year.
- (b) Any person in violation of this provision shall be considered in violation of the city's adopted building and zoning codes.

1228.16 Penalty.

Noncompliance with maintenance standards: A property owner or developer, notified by the Public Works Director or official staff designee(s), and determined as in violation of the provisions of this chapter shall be granted a reasonable time period, subject to the course of action established by the Public Works Director or official staff designee(s), within which to establish or reestablish compliance. If said violation is not corrected within the given period of time, the property owner shall be subject to a fine as set forth in section 1-10 of the municipal code.

1228.17 Definitions.

- (a) The meaning of words, terms and phrases that are defined in Section 1228.19(d) below shall be used in interpreting, administering and enforcing this chapter.
- (b) Any undefined words, terms, and phrases used in this chapter shall have the same meaning commonly used in the other relevant official documents of the City of Edwardsville.
- (c) In the event conflicting definitions are found, the Edwardsville Arboricultural Specifications Manual shall supersede when defining words, terms, or phrases used in the context of tree/shrub biology, taxonomy, planting practices, and technical specifications. Otherwise, the Public Works Director or official staff designee(s) shall determine the definition to be used, based on the context surrounding the specific use of the word, term, or phrase in question and the specific circumstances of the case under review.
- (d) Definitions.

Caliper measurement: The measure of a tree's diameter made at 6 inches above the ground line if less than or equal to 4 inches; or at 12 inches above the ground line if greater than 4 inches.

Canopy: The branches and foliage that make up a tree or shrub's crown.

Coverage: The area of land surface covered by a tree or shrub's canopy as seen from above (plan view).

Evergreen tree (large): A non-invasive evergreen tree species with a mature height of 30 feet or taller.

Evergreen tree (small): A non-invasive evergreen tree species with a mature height of less than 30 feet.

Installation: The act of planting a tree or shrub.

Invasive: A species that is out of its original biological community. Its introduction into an area causes or is likely to cause economic or environmental harm, or harm to human health. An invasive species has the ability to thrive and spread aggressively outside its natural range. An invasive species that colonizes a new area may gain an ecological edge since the insects, diseases, and foraging animals that naturally keep its growth in check in its native range are not present in its new habitat.

Monoculture: A population dominated by one single species or very few species.

Native: A plant species, including varieties/cultivars, which grows native in the State of Illinois or the Midwest.

Shade tree (large): Any species of deciduous tree, including varieties/cultivars, with a mature height of 50 feet or more.

Shade tree (medium): Any species of deciduous tree, including varieties/cultivars, with a mature height between 30 and 50 feet.

Shade tree (small): Any species of deciduous tree, including varieties/cultivars, with a mature height of 30 feet or less.

Shrubs/Grasses: Non-invasive woody deciduous or evergreen perennial plants with multiple stems branching from near the base. An grass species with deep fibrous roots with fine, medium or coarse blades. Shrubs and grasses are low-growing and frequently maintained at a height between 2 and 8 feet.

Street tree: A tree found in the right-of-way of a street or road.

Yard: The open spaces between a building or structure and the lot line. For the purposes of calculation landscaping area, the yard area shall be considered as starting ten (10) feet from the perimeter of the parking lot. The area within the ten (10) feet shall count towards the parking lot landscaping requirements.