



**Meeting Date:** Thursday, January 15, 2026  
**Meeting Time:** 5:00 P.M.  
**Meeting Location:** Council Chambers  
118 Hillsboro Avenue

# ADMINISTRATIVE AND COMMUNITY SERVICES COMMITTEE AGENDA

## Committee Members

Elizabeth Grant, Chair

Will Krause

Andrea Miracle

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1. Roll Call
  2. Approval of Minutes from the December 11, 2025 ACS meeting [Pg. 3](#)
  3. Public Comment
  4. New Business
    - A. Approval of an Ordinance Amending Chapter 1243 – Planned Unit Developments of the Codified Ordinances of the City of Edwardsville – **Second Reading** [Pg. 5](#)
    - B. Resolution Approving Tru-Home2 Dual Brand Hotel Preliminary Subdivision Plat [Pg. 21](#)
    - C. City of Edwardsville Commercial Building Façade Application for C.W. Byron Properties at 122, 124, 126 N Main St. in the amount not to exceed \$11,068.98 [Pg. 36](#)
    - D. Approval of an Ordinance Amending Chapter Two, Article XI, Section 701 – City Official Expense and Reimbursement Policy – **First Reading** [Pg. 46](#)
  5. Old Business
  6. Correspondence & Announcements:
    - A. December Building Permit Report [Pg. 52](#)
    - B. Letter from the Plan Commission regarding Preliminary Subdivision Plat for Tru-Home2 Dual Brand Hotel [Pg. 64](#)
  7. Boards & Commissions:
    - A. Plan Commission – December 3, 2025, December 17, 2025 [Pg. 65, 67](#)

*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.*

- B. Zoning Board of Appeals
- C. Human Relations Committee
- D. Historic Preservation Commission – November 12, 2025 [Pg. 70](#)
- E. Edwardsville Environmental Commission
- F. Bicycle and Pedestrian Advisory Committee – December 3, 2025 [Pg. 72](#)
- G. Recreation, Arts and Special Events Board
- H. Library Board
- I. Band Board

8. Next ACS Meeting: **Thursday, January 29, 2026 at 5:00 p.m.** in City Hall Council Chambers,  
118 Hillsboro Ave

9. Adjournment

**CITY COUNCIL MEETING: Tuesday, January 20, 2026 at 7:00 p.m.** in City Hall Council Chambers,  
118 Hillsboro Ave

# Administrative and Community Services Committee Minutes

December 11, 2025 5:00 P.M. at City Hall

Approved Date: \_\_\_\_\_

Signature: \_\_\_\_\_

PRESENT:

- Elizabeth Grant
- Andrea Miracle
- Will Krause
- Eric Williams
- Ryan Zwijack
- James Arnold
- Cathy Hensley
- John Falcone

EXCUSED:

1. Roll Call
2. Approval of Minutes from the November 25, 2025 ACS meeting – Motion to approve (Grant), seconded (Krause) and voted all ayes to forward to Council
3. Public Comment
4. New Business
  - A. Approval of an Ordinance Amending Chapter 1243 – Planned Unit Developments of the Codified Ordinances of the City of Edwardsville – **First Reading** – Motion to approve (Grant), seconded (Miracle) and voted all ayes to forward to Council
  - B. Approval of an Ordinance Granting a Franchise to Spectrum Mid-America, LLC Locally Known As Charter Communications, Its Successors and Assigns the Right to Erect, Maintain, and Operate a Cable System in The City of Edwardsville – **Second Reading** – Motion to approve (Grant), seconded (Miracle) and voted all ayes to forward to Council
  - C. Approval of an Ordinance Making An Assessment, Levy, and Collection of Taxes within the Corporate Limits of the City of Edwardsville, County of Madison, State of Illinois, for the Tax Year 2025 and for the Corporate Expenses for the Fiscal Year Beginning May 1, 2025 an Ending April 30, 2026 – **Second Reading** – Motion to approve (Grant), seconded (Miracle) and voted all ayes to forward to Council
  - D. Approval of a Sole Source Resolution Approving the Purchase of Decorative Streetlight Components from Sternberg Lighting c/o Lighting Associates LLC – Motion to approve (Grant), seconded (Miracle) and voted all ayes to forward to Council
  - E. A Resolution Approving the Placement of Banners on Streetscape Light Poles in Downtown Edwardsville by Trinity Lutheran Ministries – Motion to approve (Grant), seconded (Miracle) and voted all ayes to forward to Council
  - F. Resolution Approving the Agreement or Technical Services and Assistance Between the City of Edwardsville, Illinois and Moran Economic Development, LLC – Motion to approve (Grant), seconded (Krause) and voted all ayes to forward to Council
5. Old Business

6. Correspondence & Announcements:
  - A. November Building Permit Report
  
7. Boards & Commissions:
  - A. Plan Commission – November 5, 2025
  - B. Zoning Board of Appeals
  - C. Human Relations Committee
  - D. Historic Preservation Commission
  - E. Edwardsville Environmental Commission
  - F. Bicycle and Pedestrian Advisory Committee – November 5, 2025
  - G. Recreation, Arts and Special Events Board
  - H. Library Board
  - I. Band Board
  
9. Next ACS Meeting: Tuesday, December 30, 2025 at 5:00 p.m. in City Hall Council Chambers, 118 Hillsboro Ave.
  
10. Adjournment – Motion to adjourn (Grant), seconded (Krause)

**CITY COUNCIL MEETING: Tuesday, December 16, 2025 at 7:00 p.m.** at City Hall Council Chambers, 118 Hillsboro Ave.



**DATE:** December 11, 2025

**ACTION ITEM TITLE:** Approval of an Ordinance Amending Chapter 1243 – Planned Unit Developments of the Codified Ordinances of City of Edwardsville

**ORIGIN:** Public Works

**SUMMARY:**

The attached ordinance amendment will modify Section 1243- Planned Unit Developments in its entirety with the most significant changes being the following:

1. Concept Plan is optional
2. PUD Development Plan is now PUD Preliminary Plan and PUD Site Plan/Final Plat is now Final PUD Plan and Plat
3. Timeline
4. Transferability

**RATIONALE:**

The proposed text amendment would simplify and streamline the PUD review processes and would simply the enforcement of this ordinance.

**COMPLIANCE WITH COMPREHENSIVE PLAN:**

N/A

**SUGGESTED COUNCIL ACTION:**

Approval

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 1243 OF APPENDIX B (ZONING) OF THE CODIFIED ORDINANCES OF THE CITY OF EDWARDSVILLE REGARDING PLANNED UNIT DEVELOPMENTS**

**WHEREAS**, the Corporate Authorities of the City of Edwardsville may establish regulations pertaining to zoning within the City of Edwardsville; and,

**WHEREAS**, Chapter 1243 of Appendix B, Zoning, provides regulation in regard to Planned Unit Developments; and,

**WHEREAS**, the proposed text amendments to Chapter 1243 will allow for simplified and streamlined processes for all aspects of the Planned Unit Development ordinance by revising the PUD code in it's entirety; and,

**WHEREAS**, the Plan Commission did hold a properly noticed public hearing on December 3, 2025 and recommended approval of the proposed amendments to Chapter 1243 of Appendix B (Zoning) by a vote of 6 ayes and 0 nays.

**WHEREAS**, the Administrative and Community Services Committee of the City of Edwardsville did on January 15, 2026, after review and discussion, by a vote of **X ayes and X nays**, recommend approval of the proposed text amendment; and,

**NOW, THEREFORE IT BE ORDAINED** BY THE CITY EDWARDSVILLE CITY COUNCIL, MADISON COUNTY, ILLINOIS, AS FOLLOWS:

**SECTION 1.** RECITALS. The facts and statements contained in the preamble of this Ordinance are found to be reasonable and correct and are hereby adopted as part of this Ordinance.

**SECTION 2:** PLANNED UNIT DEVELOPMENT. Section Chapter 1243 hereby modified as shown in Exhibit A, adding and striking language as described.

**SECTION 3.** SEVERABILITY. Each section and each part of each section of this Codified Ordinance is hereby declared to be an independent section or part of a section, and if any such section or part of a section, or any provision thereof is held to be invalid, the remaining sections or parts of sections shall not be affected thereby.

**SECTION 4.** EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

**PASSED** by the City of Edwardsville City Council, Madison County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2026, pursuant to a roll call as follows:

- AYES:
- NAYS:
- ABSENT:
- ABSTENTION:

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2026

By: \_\_\_\_\_  
Art Risavy, Mayor of the  
City of Edwardsville,  
Madison County, Illinois

ATTESTED, Filed in my office,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2026

By: \_\_\_\_\_  
Michelle Boyer, Clerk of the City of Edwardsville  
Madison County, Illinois.

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## **CHAPTER 1243 PLANNED UNIT DEVELOPMENTS<sup>1</sup>**

This [chapter] provides a procedure for reviewing and approving a planned unit development.

### **1243.01 Purpose.**

The planned unit development (PUD) plan process is a review procedure designed to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses;
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this [chapter] and the Comprehensive Plan; and
- (f) Allowing for a creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities.

(Ord. No. 5978-5-15, § 3, 5-4-2015)

### **1243.02 Scope.**

Planned Unit Developments do not constitute a zoning map amendment, but rather, are considered a zoning overlay. Applicants may simultaneously request zoning map amendments, if so desired, pursuant to section 1244.03.2 (Amendments) and 1244.03.2 (City council).

(Ord. No. 5978-5-15, § 3, 5-4-2015)

### **1243.03 PUD project size.**

An applicant may choose to initiate a PUD application for a project of a minimum of one acre and is only required as per 1243.04.

(Ord. No. 5978-5-15, § 3, 5-4-2015)

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<sup>1</sup>Editor's note(s)—Ord. No. 5978-5-15, § 3, adopted May 4, 2015, amended Ch. 1243 in its entirety to read as herein set out. Former Ch. 1243, 1243.01—1243.07, pertained to similar subject matter, and derived from the city's zoning ordinance as originally adopted and amended through Ord. No. 5895-2-13, adopted Feb. 19, 2013.

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### 1243.04 Instances when a PUD is required.

A PUD is required for projects meeting any one of these criteria, regardless of size:

- (a) A mixed-use development comprised of commercial uses in a residential zoning district;
- (b) A mixed-use development comprised of residential use in a commercial district (except as allowed in the "B-1" Central Business District and "MU-1" Downtown Mixed Use District);
- (c) A multi-family residential development in the "R-2" Multiple-Family Residential District in which density per dwelling units per acre is greater than 10.89 (per the provisions of section 1242.02.03(b)(3) Multiple-Family Residential District (R-2));
- (d) Attached residential projects containing any three of the following criteria, regardless of phase:
  - Fifteen or more contiguous acres
  - Two hundred or more units in the project as a whole
  - Five or more principal buildings
  - Located at the intersection of two arterials or an arterial and a collector street.
- (e) Any commercial use not in the M-1 Light Manufacturing zoning district which exceeds 20,000 square feet in gross floor area immediately adjacent to any residential zoning district;
- (f) Any tract of land on which more than one principle building is proposed;
- (g) All developments that include building envelopes
- (h) Any new building taller than three stories located in the "B-1B" Mid-Downtown District, when it is adjacent to property zoned "R-1" Single-Family Residential or is located across a right-of-way from property zoned "R-1" Single-Family Residential.

(Ord. No. 5978-5-15, § 3, 5-4-2015; Ord.No. 6623-11-19, § 2(Exh. D), 11-5-2019)

### 1243.05. Uses.

- a) The uses permitted within a Planned Unit Development (PUD) are determined by either the uses allowed in the base zoning district or those specifically approved in the Preliminary PUD Plan for the site.
- b) Mixed-use developments that combine residential and commercial components are encouraged when the Preliminary PUD Plan demonstrates the following:
  - 1) There is a clear need for either a residential or commercial component within the development.
  - 2) The site and surrounding area can adequately support and accommodate these uses.
  - 3) The proposed uses can be successfully integrated into the development in a way that supports long-term compatibility and positive impact.

(Ord. No. 5978-5-15, § 3, 5-4-2015)

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### 1243.06. Initiation.

An application for a PUD may be initiated by the property owner or other person with authority to file an application.

(Ord. No. 5978-5-15, § 3, 5-4-2015)

### 1243.07. Procedure.

The review and approval procedure for every PUD shall include the following:

- (a) PUD Concept Plan – optional at the applicant’s discretion
- (b) Preliminary PUD Plan - required
- (c) Final PUD Plan and Plat (required only if applicable as outlined in 1243.13)).

### 1243.08 – Concept PUD Plan

- (a) *Submittal and Review.* This step shall be optional and may be waived by the developer. Intent to waive this step must be provided in writing to the City Planner and must be submitted on or before application is made for a Preliminary PUD Plan. If the developer chooses to move forward with the PUD Concept Plan, the information provided on said plan must include:
  - 1) Concept plan of the proposed development (to scale); and
  - 2) Written narrative addressing:
    - A. Location of proposed project;
    - B. Site characteristics, including lot size(s), total site acreage, maximum gross square feet of the building floor area proposed, and the minimum percentage of the site to be maintained in active and passive greenspace (consistent with Land Development Code, Division 1, Article 5, Section 5-17, Provision of green space) and a general description of how exterior lighting and signage will be addressed;
    - C. Proposed building height(s), setbacks, building envelopes, accessory use envelopes, and planned exterior building materials to be used;
    - D. Proposed land uses (If a mixed-use development, applicant will be prepared to address the provisions of section 1243.05 (Uses));
    - E. Proposed infrastructure improvements (public or private);
    - F. Proposed commercial and/or industrial occupants (include SIC codes if occupants are known)
    - G. Proposed project scheduling and/ or phasing;
    - H. All proposed deed restrictions and/or covenants for the proposed project;
    - I. The planning objectives and the character of the development to be achieved through the PUD;
    - J. The number and type of dwelling units proposed, including the density and intensity calculations required by this ordinance, and the approximate location, arrangement, and

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- intensity of use and size of any non-residential buildings and structures and their parking facilities;
- K. The approximate proposed traffic and pedestrian circulation plan, including major streets, pedestrian and bike paths, and trails, and connections thereto;
  - L. The approximate location of any proposed major common open space, any proposed community and public facilities, and any floodplain, wetlands or other natural resource areas designated for preservation;
  - M. A plan showing how the site will adhere to fire, police and emergency vehicle needs, including overall site access as well as access to individual buildings; and
  - N. Other items which may be required per the instructions by the city planner.
- (b) *Development Review Meeting.* The applicant shall meet with staff, as well as the Chairs of the Plan Commission, Public Services Committee (PSC), Administrative and Community Services (ACS) Committee, and the elected official of the ward in which the project is located. The purpose of this meeting is to offer the applicant initial feedback and comments on the Concept PUD Plan. Staff will provide comments to the developer from the development review meeting. The developer must submit revisions to staff before the Conceptual Workshop with Plan Commission.
  - (c) *Plan Commission Review.* After the Development Review Meeting, the applicant shall present their project to the Plan Commission for a Conceptual Workshop. The purpose of the Conceptual Workshop is to offer information and feedback to the developer prior to submittal of the more detailed Preliminary PUD Plan.

#### **1243.09 – Preliminary PUD Plan**

- (a) *Submittal and Time Limit.* The applicant shall submit an application in accordance with this section. If the applicant has submitted a PUD Concept Plan, that application for a Preliminary PUD Plan shall be made within 180 days of the date of the conceptual workshop.
- (b) *Review Procedure.*
  - 1) *Development Review Meeting.* The applicant shall meet with staff, as well as the Chairs of the Plan Commission, Public Services Committee (PSC), Administrative and Community Services (ACS) Committee, and the elected official of the ward in which the project is located. Staff will provide comments to the developer. The developer must submit revisions to staff. Once staff ensures that all comments were addressed, the Preliminary PUD Plan will be forwarded to Plan Commission. If the developer completed the Concept PUD Plan process, the development review meeting for the Preliminary PUD Plan can be waived.
  - 2) *Plan Commission Review.* The plan commission shall hold a public hearing regarding the Preliminary PUD Plan. Notice shall be given of said public hearing not more than 30 days or less than 15 days before the scheduled meeting and shall include: publication in a newspaper of general circulation within the city, letters to all property owners within 300 feet of the subject site, and a sign posted at the site. After said public hearing, the plan commission shall make a recommendation to the City Council to either (a) approve, (b) approve with modifications, or (c) deny the Preliminary PUD Plan, in consideration of the approval criteria outlined in Section 1243.10 below.
  - 3) *City Council Review.* The City Council shall make the final decision on all applications for a Preliminary PUD Plan, in accordance with this chapter and state law. Preliminary PUD Plans shall be approved by resolution. Every resolution approving a Preliminary PUD Plan shall be recorded with the Madison County Recorder of Deeds.
- (c) *Information Required.* The Preliminary PUD Plan application must include the following information:

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- 1) All items required in the PUD Concept Plan are required.
  - 2) The name of the proposed PUD development, and names, addresses and phone numbers of the owner(s) of record, and licensed engineer, surveyor or designer responsible for the planning, engineering, survey and design and date of submittal.
  - 3) A location map with north arrow.
  - 4) 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 met acreage for passive greenspace.
  - 5) Legal description of the entire planned development and identification of the portion of Public Lands Survey in which the PUD is located.
  - 6) Enough information on land areas adjacent to the proposed PUD to show the relationships between the proposed development and adjacent areas, including Zoning District classification of the subject tract and adjacent land, land uses, densities and intensities, circulation systems, public facilities, and floodplains, wetlands, and other natural resource areas.
  - 7) All lot lines adjacent to and abutting the planned unit development.
  - 8) Types of existing vegetation and topography of the tract to be developed.
  - 9) Locations of such features as bodies of water, pending areas, natural drainage, railroads, cemeteries, and bridges.
  - 10) Rights-of-way (ROW) lines of all existing streets, other existing rights-of way and existing easements. Include accurate locations of all streets intersecting the boundaries of the PUD, include street names, ROW width, pavement width and existing sidewalks.
  - 11) Accurate tract boundary lines, with dimensions and bearings or angles which provide a survey of the tract, closing with an unadjusted error of closure of not more than one foot in 10,000 feet; or not more than 0.5 foot, whichever is less.
  - 12) Building sites identified by number within the PUD, including building envelop dimensions and areas.
  - 13) Architectural renderings for all proposed structures.
  - 14) Provide building material details such as, but not limited to, building material types.
  - 15) Provide Exterior Lighting and photometric details as required per Exterior Lighting 1250.10
  - 16) Provide details of any proposed signage for the site, especially if the signage does not comply with the existing sign ordinance regulations in Chapter 94- Signs.
  - 17) Describe the intended purposes for areas within the site that are not designated as private building envelopes or accessory use envelopes. These may include, but are not limited to: active and passive greenspace or required drainage areas.
  - 18) Payment of the required application fee.
  - 19) A list containing the names and addresses of all owners of property located within 300 feet of the property (not including existing right-of-way).
  - 20) If the schedule of development varies from the prescribed timeline (Sec. 1243.16) an intended development schedule indicating:

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- a. The approximate date when construction of the project can be expected to begin;
  - b. The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin;
  - c. The anticipated rate of development;
  - d. The approximate date when the development of each of the stages will be completed; and
  - e. The area and location open space, community and public facilities, and preserved floodplains, wetlands, and other natural resource areas that will be provided at each stage.
- 21) Off-street parking areas and facilities, service areas, loading areas and points of access to adjacent public rights-of-way.
  - 22) A pedestrian and bike path circulation system, including trails, and its interrelationship and proposed treatment of points of conflict with the traffic circulation system.
  - 23) Pedestrian accommodations in accordance with the Land Development Code, along all existing or planned roadway frontages.
  - 24) A landscape plan showing the materials to be used and their treatment for private and common open space.
  - 25) The proposed treatment of the perimeter of the Preliminary PUD Plan, including land use restrictions, setbacks, landscaping, and other measures, such as screens, fences and walls.
  - 26) Any additional information requested by the city planner.
  - 27) The location and size of existing sanitary and storm sewers, water lines (with static pressure), non-city utilities such as electricity, natural gas, cable, and telephone, fire hydrants, flood hazard areas, and proposed location of general stormwater detention basins.
  - 28) Existing and proposed streets and street Right-of-Way (ROW) will be in compliance with Table 5-A of Division 1, Article 5 of the Land Development Code. Dedication of additional ROW on existing streets may be required. Direct driveway access to arterial streets must be consistent with the Land Development Code.
  - 29) Provides adequate means of ingress and egress consistent with the Land Development Code and the requirements of the fire department.
  - 30) Connecting existing or proposed street properly to adjoining property and/or stub streets, and whether proposed or existing streets are called out in the Comprehensive Plan for future street improvements.
  - 31) Confirmation that proposed cul-de-sacs are 500 feet in length or less, the block lengths are between 500 and 1,400 feet in length (not less than 1,000 feet on collector streets).

### **1243.10 Approval criteria for the Preliminary PUD Plan.**

The Plan Commission and City Council shall consider the following when making recommendations or decisions about a Preliminary PUD Plan.

- (a) *Plan and ordinance consistency.* Whether the plan is consistent with the Comprehensive Plan and other applicable city plans; whether the Plan is consistent with the purpose of this chapter; the plan's impact on the natural environment, including air, water, noise, stormwater management, wildlife habitat, water quality, and vegetation; whether the Plan will ensure efficient development within the city;

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- whether the plan will result in a logical and orderly development pattern; and whether the proposed uses are permitted or, in the case of mixed use development, consistent with the applicable base or overlay zoning districts, other applicable districts, and the Comprehensive Plan.
- (b) *Proposed uses.* Whether the proposed uses will have a positive or negative impact on surrounding property.
  - (c) *Site Design.* Whether the plan illustrates a design that supports and is consistent with the Comprehensive Plan; whether the plan will provide community amenities to support the public health, safety, and general welfare including, but not limited to, land dedicated for additional passive and active greenspace, and non-vehicular connections (e.g. bike/hike trails) to the greater community; and whether the development is comprehensively planned and integrated, compact, and linked by pedestrian and vehicular connections to surrounding properties (where appropriate and feasible).
  - (d) *Appearance.* Whether the Plan will utilize building architectural design(s) and features that are compatible with the surrounding neighborhood and/or consistent with the planned development of the area per the Comprehensive Plan. Special attention will be given to the quality and aesthetics of exterior building materials, which are to be described in the plan.
  - (e) *Public facilities and infrastructure.* Whether the plan demonstrates a safe and adequate on-site transportation circulation system that is integrated with the off-site circulation system of the city; whether the plan provides for sufficient pedestrian and vehicular connections between residential and nonresidential uses and with the planned on-site open space and recreational uses; whether the plan will not place undue burden upon the infrastructure for potable water supply, sewage disposal, solid waste disposal, storm water and electrical supply (or will otherwise commit to making needed upgrades to these systems via the PUD site plan review process) and will demonstrate that there is sufficient on and off-site facilities for public safety and streets. The Plan will be conveniently located in relation to schools and to police and fire protection services. The improvement standards applicable to the public facilities that will serve the site shall comply with relevant city standards and regulations.
  - (f) *Active and passive greenspace space.* Whether the plan meets and/or exceeds the active and passive green space standards established in the Land Development Code, Division 1, Article 5, Section 5.17, Provision of green space, regarding required types and minimum area of open space. Residents of the PUD will have sufficient access to usable recreation areas and open space that is convenient and safely accessible. For PUDs of five acres or more, no buyout of active or passive greenspace within a PUD shall be permitted.
  - (g) *Phasing.* Whether the plan includes a phasing plan for the development, if appropriate, with the necessary components to ensure protection of natural resources and the health, safety, and welfare of the city, and its residents. If development of the PUD is proposed to occur in phases, then legal assurance shall be provided, in a format suitable to the city attorney, that project improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the city, are constructed with the first phase of the project, or, if this is not technically feasible, then as early in the project phasing as is technically feasible. Further, the director of public works shall determine that the requirements of the Land Development Code, Division 1, Article 3, Section 3-5, Maintenance of improvements, are adhered to for single phase or multiple phase PUD projects.
  - (h) *Traffic.* The visual and functional characteristics of streets are important in the design of the community and shall be guided by the following design principles:
    - 1) Streets should be designed to create a sense of place, with attention to maintaining the visual integrity of the community;
    - 2) Streets should be designed to accommodate a mix of travel modes including vehicles, bikes, transit and pedestrians;

- 3) Streets should be designed holistically considering the pavement, curbing, bikeways, pedestrian-ways, lighting, signs, front yard setback areas and building facades; and
- 4) Neighborhood streets should be designed to address two specific goals-connectivity and protection of the neighborhood. This should be accomplished by providing connections to adjacent activities and neighborhood-serving businesses with streets that do not encourage cut-through traffic.

To provide information on the capacity of streets and other facilities serving a PUD, the applicant shall conduct a traffic impact study or other infrastructure capacity studies on the expected impacts on existing and planned facilities if so required by the city planner.

- (i) *Pedestrian networks.* PUD development plans will demonstrate adherence to the following standards:
  - 1) The pedestrian network shall provide direct pedestrian and bicycle pathways within the Preliminary PUD plan as well as to the sidewalk and bicycle paths outside the Preliminary PUD plan so that non-vehicular connections can be made to neighborhood marketplaces, commercial centers, employment centers, public and private schools, and recreational spaces greater than or equal to five acres in size;
  - 2) The PUD pedestrian network shall be in a demonstratively connected pattern throughout the developed area.
- j) *Building Design.* Preliminary PUD Plan architecture should demonstrate the cohesive planning of the development and present a clearly identifiable design feature throughout. It is not intended that buildings be uniform in appearance. Rather, cohesion and identity can be demonstrated in similar building scale or mass; consistent use of facade materials; similar ground-level detailing, color or signage; consistency in functional systems, such as roadway or pedestrian way surfaces, signage, or landscaping; the framing of outdoor open space and linkages, or a clear conveyance in the importance of various buildings and features on the site. Linkages to the architectural appearance of the PUD to surrounding uses shall also be considered and encouraged.

(Ord. No. 5978-5-15, § 3, 5-4-2015)

### **1243.11 Adherence to approved Preliminary PUD Plan.**

- (a) Unless a developer or property owner requests an amendment or revision to an approved Preliminary PUD Plan under Section 1243.14, the approved Preliminary PUD Plan grants the right to develop the property according to the density, size, and uses approved by City Council. This entitlement is subject to the development standards outlined in this chapter and any conditions specified in the approved Preliminary PUD Plan.
- (b) The owner or developer of a PUD may not apply for a variance in order to deviate from an approved Preliminary PUD Plan. See section 1243.14 to make changes to an approved Preliminary PUD Plan.

(Ord. No. 5978-5-15, § 3, 5-4-2015)

### **1242.12. Improvement Plans.**

- (a) Prior to application for a Final PUD Plan and Plat, the applicant must submit improvement plans in accordance with the Land Development Code. Said plans shall be approved by the City Engineer and proper permits shall be issued prior to commencement of construction.
- (b) All improvements must be completed prior to:

(Supp. No. 54)

Created: 2025-02-28 14:40:50 [EST]

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- 1) Application for Final PUD Plan & Plat
  - 2) Application for a building permit
- c) A set of signed “as-built” public improvement plans is required prior to moving to the Final PUD Plan and Plat stage. As an alternative, the applicant may provide a signed irrevocable letter of credit or a performance bond to the city in sufficient amount to cover the costs of required public improvements.
- d) *Assurance of Completion.* Per Division 1, Article 3 of the Land Development Code, Section 3-2, Improvement plans and Section 3-3, Assurance for completion of required improvements, the applicant shall complete and dedicate all public improvements prior to the issuance of any building permit. If the Preliminary PUD Plan is to be developed in phases, improvements are only required in that phase or areas requiring improvement installation in order to serve that phase of the Preliminary PUD Plan. If the Preliminary PUD Plan is a phased plan, a performance bond or letter of credit shall be posted with the city in amount acceptable to the public works director for the proposed phase. All future phases will require a performance bond or letter of credit at the time it is proposed to start.
- e) *Maintenance of Improvements.* A Maintenance Bond shall be required during the maintenance period for public improvements per Division 1, Article 3, Section 3-5 of the Land Development Code.

### **1243.13 Final PUD Plan and Plat.**

(a) *When Required.* Upon City Council approval of the Preliminary PUD Plan, satisfaction of any conditions of approval, and the submittal of as-built plans for public improvements, the applicant may submit an application for the Final PUD Plan and Plat.

Building permits, grading permits, or access plans for new off-street parking areas will not be issued for PUDs requiring Final PUD Plan and Plat review until said plan is approved by the City Council, pursuant to this section.

(b) *Applicability.*

(1) All Final PUD Plans and Plats are subject to review by the Plan Commission.

(2) All Final PUD Plans and Plats are subject to the terms and conditions of this chapter, as well as applicable sections of the Land Development Code and Zoning Code.

(c) *Application.* An application for review of the Final PUD Plan and Plat may be initiated by the property owner or other person with authority to file an application. Such application shall not be made until all public improvements have been installed and accepted and as-built drawings have been provided to the City.

(d) *Review Procedure.* The review procedure for a Final PUD Plan and Plat shall be as follows:

(1) *Submittal.* The Final PUD Plan and Plat shall include the required information found Division 1, Article 3 of the Land Development Code, Section 3-4A (Final Major Plats — Information Required) and adhere to the requirements of Land Development Code Division 1, Article 5 (Design and Improvement Standards) and Article 6 (Park Improvement Fund), Division 2 (Soil Erosion and Sediment Control) and Division 3 (Stormwater Control) unless otherwise approved by the Preliminary PUD Plan. In addition, the Final PUD Plan and Plat must be consistent with the approved Preliminary PUD Plan.

(2) *Staff Review.* City staff will review the Final PUD Plan and Plat and provide written comments to the developer. The Developer will make any necessary revisions and submit a revised Final PUD Plan and Plat. After it has been confirmed that all comments have been addressed, the Final PUD Plan and Plat will be forwarded to the Plan Commission for their review. A Final PUD Plan and Plat that is inconsistent with the approved Preliminary PUD Plan will not be forwarded to Plan Commission for their review.

(3) *Plan Commission Review.* The Plan Commission shall make a decision to approve, approve with modifications, or disapprove the Final PUD Plan and Plat in accordance with this Chapter, as well as applicable local and state laws. Such action shall be taken by Resolution, which shall be recorded with the Madison County Recorder of Deeds.

(Ord. No. 5978-5-15, § 3, 5-4-2015)

### **1243.14 Amendments to the Preliminary PUD Plan or Final PUD Plan and Plat**

The following sections provide the framework for revisions or amendments to approved Preliminary PUD Plan and approved Final PUD Plan and Plat. All amendments shall be approved by Resolution by the City Council and said resolution, once approved, shall be recorded with the Madison County Recorder of Deeds.

- (a) *Staff review.* The items below are considered minor deviations from a Preliminary PUD Plan or Final PUD Plan and Plat and may be approved by the city planner. The city planner or his/her designee may at his/her discretion choose to forward any change to the plan commission for review.
1. Reduction of active or passive greenspace of up to five percent (5%), provided the minimum area requirements of Section 5-17 of the Land Development code are met. In no instance shall staff approve a reduction in greenspace resulting in less than what is required by Section 5-17 of the Land Development Code.
  2. Changes in location of passive greenspace or location and/or amenities of active greenspace.
  3. Changes in density of five percent (5%) or less, which do not alter the character of the development.
  4. Minor changes to the street network, which do not impact the character of the development.
  5. Minor changes or engineering revisions that do not impact the character of development.
  6. Changes to exterior building materials which result in more brick or stone.
  7. Minor changes in building footprints to include up to an additional 5% of floor area, as long as no change to parking is required as a result.
  8. Changes to location of certain minor site elements
  9. The addition of any landscape or buffer area.
  10. Other minor revisions as determined by the City Planner and/or Director of Public Works.
- (b) *Plan commission review.* The items below, in each case, are considered deviations from a Preliminary PUD Plan or Final PUD Plan and Plat and require review and approval by the plan commission:
1. Any increase in density or intensity of between five percent (5%) and ten percent (10%).
  2. Any changes in landscaping, trees, or buffers that result in the overall decrease in the number of trees, area of landscaping, or area of buffers.
  3. A reduction of between five percent (5%) and ten percent (10%) in passive or active green space; however, in no instance shall the active or passive greenspace be reduced to less than what is required in Division 1, Article 5, Section 5.17 of the Land Development Code.
  4. Any impact to existing historic structures or sites.
  5. Revisions to drainage, streets, or other engineering design changes that alter the character of the development (including changes in traffic circulation).

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6. Any change that, in the opinion of the Public Works Department, could potentially create adverse impacts on stormwater quality or quantity management.
  7. Changes to the internal street network or block layout, such as the elimination of streets or connection points.
  8. Any change in building materials where brick or stone is being reduced by between five percent (5%) and ten percent (10%).
  9. Any change to the Final PUD Plan and Plat.
- (c) *Plan commission and city council review.* The items below are considered deviations from a Preliminary PUD Plan or Final PUD Plan and Plat and require approval by the plan commission and the city council, according the procedures described in section 1243.07 above. These items relate to the overall entitlements for a development. These items are:
1. The total gross amount of passive and active greenspace is decreased by more than ten percent (10%) or the amount of passive or active greenspace proposed is less than what is required by of the Land Development Code.
  2. The total amount of overall density is increased by more than ten percent.
  3. The number of external access points, the street network, or streets identified in the Major Thoroughfare Plan in the Comprehensive Plan are changed.
  4. Any change to a city council condition of approval Any
  5. Any increase in the number of stories of a building within the PUD.
  6. Any change in uses permitted within the Preliminary PUD Plan, which is not addressed by the underlying zoning district.
  7. Any change in building materials where brick or stone is being reduced by ten percent (10%) or more.
  8. Any other change not described herein.
- (d) *Application.* An application for an amendment to a Preliminary PUD Plan or Final PUD Plan and Plat may be initiated by the property owner or other person with authority to file an application.
- (e) *Procedure.* All amendments that require submittal of a PUD Amendment Application. Amendments that require Plan Commission and/or City Council Approval shall follow the procedure described in this subsection. City staff will review the proposed PUD Amendment and, if necessary, provide written comments to the developer. The Developer will make any necessary revisions and submit a revised PUD Amendment Application. After it has been confirmed that all comments have been addressed, the PUD Amendment shall be approved by the City Planner, or forwarded to Plan Commission, and, if required, forwarded to City Council.

(Ord. No. 5978-5-15, § 3, 5-4-2015)

### **1243.15 PUDs approved prior to the adoption of this chapter.**

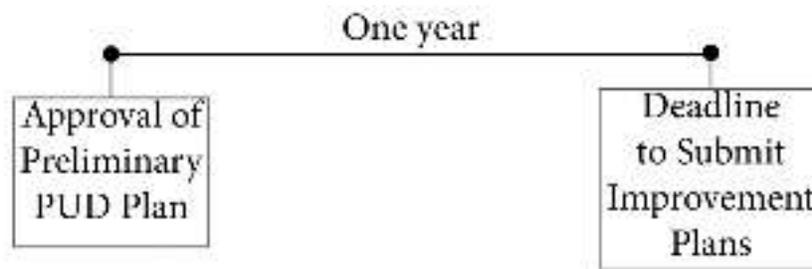
Planned Unit Developments approved prior to the adoption of this chapter shall be amended as follows:

- (a) Minor deviations in accordance with 1243.11(a).
- (b) All other deviations shall adhere to the requirements of Sections 1243.11(b) and (c).

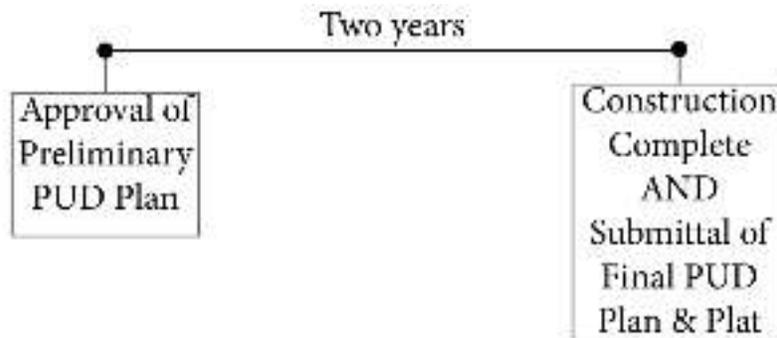
(Ord. No. 5978-5-15, § 3, 5-4-2015)

**1243.16 Time limit.**

- (a) *Preliminary PUD Plans.* An approved Preliminary PUD Plan is valid for one (1) year from the date of approval by the City Council. During the one-year period of validity, Improvement Plans shall be submitted.
- (b) *Improvement Plans.* Any Preliminary PUD Plan for which a Final PUD Plan and Plat is required shall be required to make application for Improvement Plans within one (1) year of the date of approval of the Preliminary PUD Plan. Failure to submit Improvement Plans within this timeframe shall result in the Preliminary PUD Plan null and void. The city planner may upon written request from the developer, extend this timeframe once, by up to 6 months, at his or her discretion. Notice shall be given to both the Plan Commission and City Council of any request for, and subsequent decision regarding, the 6-month extension. PUD Plan.



- (c) *Construction of Improvements.* Infrastructure shall be completed within two years of the date of approval of the Preliminary Plat.
- (d) *Final PUD Plan and Plat.* Application for a Final PUD Plan and Plat shall be made within two (2) years of the date of approval of the Preliminary PUD Plan. The city planner may, upon written request from the developer, extend this timeframe once, by up to 6 months, at his or her discretion. Notice shall be given to both the Plan Commission and City Council of any request for, and subsequent decision regarding, the 6-month extension.



- (f) *Validity.* Any Preliminary PUD Plan which does not meet the timeframe requirements shall be classified as null and void and the city planner shall provide notice to the developer, plan commission, and city council, that the Preliminary PUD Plan is voided.
- (g) *Phasing.* Improvement Plans and Final PUD Plan and Plat may be submitted in phases corresponding to those identified on the approved Preliminary PUD Plan. Timelines described herein shall apply to the phase for the Improvement Plans and/or Final PUD Plan and Plat submitted. For PUDs to be constructed in phases, the

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phasing plan approved with the Preliminary PUD Plan, rather than the requirements of this section, shall govern the timeframe.

- (h) *Completeness.* For purposes of this section, a Preliminary PUD Plan shall be deemed complete when all conditions of the Preliminary PUD Plan and Final PUD Plan and Plat (if required), have been met; and
- 1) occupancy permits for all buildings have been issued; or
  - 2) all buildings have passed final inspection (for commercial buildings, the building shell has passed final inspection).

#### **1243.14 Transferability and Subdivision.**

(1) *Transferability.* Only after a Final PUD Plan and Plat is recorded, may ownership of any portion of a PUD be transferred or sold. If the sale of the property occurs before this stage, the Preliminary PUD Plan is null and void.

(2) *Subdivision.* A PUD may only be subdivided or resubdivided after an occupancy permit has been issued for a fully completed building(s) constructed on the subject tract(s), provided that the newly subdivided lot has frontage on a public street. Until that time, the property included in the PUD shall not be subdivided. The provisions and conditions of the Preliminary PUD Plan and Final PUD Plan and Plat will remain effective for all portions of the property, whether subsequently subdivided after approval of the Final PUD Plan and Plat. The Preliminary PUD Plan and Final PUD Plan and Plat will control the development of any part of a PUD that is subdivided, sold, or leased. No development may be undertaken in any part of a PUD that is subdivided, sold, or leased that will violate any portion of the Preliminary PUD Plan or Final PUD Plan and Plat.

(Ord. No. 5978-5-15, § 3, 5-4-2015)



**DATE:** January 14, 2026

**ACTION ITEM TITLE:** Resolution Approving Tru-Home2 Dual Brand Hotel Subdivision

**ORIGIN:** Public Works

**SUMMARY:**

The 3.64 acre Tru-Home2 Dual Brand Hotel Preliminary Plat proposes 2 lots, Lot 1 is 2.79 acres and Lot 2 is 0.85 acres. The property is zoned "B-2" Commercial Business District and is providing 4% passive greenspace along the perimeter of the property. Water, sanitary sewer and fire protection will be provided by the City of Edwardsville and electric and gas are provided by Ameren Illinois.

The developer is requesting a subdivision variance to waive the installation of the required sidewalk along Governors Parkway.

**RATIONALE:**

The proposed subdivision meets all the minimum requirements for the Land Development Code and Zoning Code with the exception of a variance request to waive the installation of a sidewalk along Governors Parkway.

**COMPLIANCE WITH COMPREHENSIVE PLAN:**

The City of Edwardsville 2010 Comprehensive Plan designates this area as "Residential".

**SUGGESTED COUNCIL ACTION:**

Approval.

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING THE TRU-HOME2 DUAL BRAND HOTEL PRELIMINARY PLAT**

**WHEREAS**, the Plan Commission of the City of Edwardsville did on January 7, 2026, after review and discussion, by a vote of 8 ayes and 0 nays, recommend approval of the Tru-Home2 Dual Brand Hotel Preliminary Plat and subdivision variance waiving the sidewalk requirement along Governors Parkway; and,

**WHEREAS**, the Public Services Committee of the City of Edwardsville did on January 14, 2026, after review and discussion, by a vote of \_\_\_ ayes and \_\_\_ nays, recommend approval of the Tru-Home2 Dual Brand Hotel Preliminary Plat and subdivision variance; and,

**WHEREAS**, the Administrative and Community Services of the City of Edwardsville did on January 15, 2026, after review and discussion, by a vote of \_\_\_ ayes and \_\_\_ nays, recommend approval of the Tru-Home2 Dual Brand Hotel Preliminary Plat and subdivision variance; and,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF EDWARDSVILLE CITY COUNCIL, THAT:**

After appropriate review and discussion, the Tru-Home2 Dual Brand Hotel Preliminary Plat and subdivision variance is hereby approved.

**PASSED BY THE CITY OF EDWARDSVILLE CITY COUNCIL, ILLINOIS**, this \_\_\_ day of \_\_\_\_, 2026.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

**APPROVED BY THE MAYOR OF THE CITY OF EDWARDSVILLE, ILLINOIS**, this \_\_\_ day of \_\_\_\_, 2026.

\_\_\_\_\_  
Art Risavy, Mayor of the  
City of Edwardsville, Madison County, Illinois

ATTESTED, Filed in my office,  
this \_\_\_ day of \_\_\_\_, 2026

By: \_\_\_\_\_  
Michelle Boyer, Clerk of the City of  
Edwardsville, Madison County, Illinois.

RECEIVED  
SEP 30 2025

Case No. 2025-33



BY: \_\_\_\_\_  
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 \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Property interest of Developer/Applicant

Owner                      ( ) Contract Purchaser                      ( ) Other \_\_\_\_\_

Engineering Firm Thouvenot, Wade & Moerchen, Inc.

Attn: Marsha Maller

Email Address \_\_\_\_\_

Address \_\_\_\_\_

Phone ( \_\_\_\_\_ ) \_\_\_\_\_

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]

Signature of Developer

\_\_\_\_\_  
[Redacted Signature]

Signature of Engineer

**Preliminary Plat Subdivision Plan Application**  
**Subdivision Name** Tru- Home2 Dual Brand Hotel

Page 2 of 5  
 Case No. \_\_\_\_\_

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		

6/15/2020

**Preliminary Plat Subdivision Plan Application**

Subdivision Name Tru- Home2 Dual Brand Hotel

Case No. \_\_\_\_\_

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: <ul style="list-style-type: none"> <li>• Cultural resource sign-off has been requested for the State of Illinois Dept. of Historic Sites.</li> <li>• Endangered species sign-off has been requested from the Department of Natural Resources.</li> </ul>	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	

**Preliminary Plat Subdivision Plan Application**  
**Subdivision Name** Tru- Home2 Dual Brand Hotel

Page 4 of 5  
 Case No. \_\_\_\_\_

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 were 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	

6/15/2020

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

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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  
 Owner                       Contract Purchaser                       Other \_\_\_\_\_

Development Plans:  
 Sell Lots Only                       Construct Houses for Sale                       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

06/15/2020

## 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.

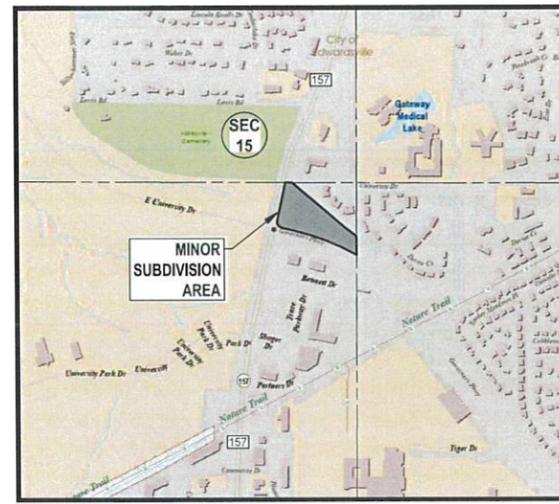
# PRELIMINARY PLAT OF TRU-HOME2 DUAL BRAND HOTEL

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**

1. 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.L.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 DOCUMENTS, 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 DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTRACTING J.U.L.L.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.
2. IT IS NOT WARRANTED THAT THIS PLAT/DOCUMENT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, 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.
3. ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, TESTING, AND INSPECTION SHALL CONFORM TO THE STATE, MUNICIPAL, AND LOCAL UNITS OF GOVERNMENT HAVING JURISDICTION OVER THIS PROJECT.
4. ALL WORK, INSTALLATION, PROCEDURES, AND MATERIALS ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE ILLINOIS ACCESSIBILITY CODE AND THE UNITED STATES AMERICANS WITH DISABILITIES ACT.
5. 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 HEREAFTER REFERRED TO IN THESE DOCUMENTS AS THE STANDARD SPECIFICATIONS (HIGHWAY)).
6. 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 HEREAFTER REFERRED TO IN THESE DOCUMENTS AS THE STANDARD SPECIFICATIONS (WATER, STORM AND SANITARY)).
7. 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 HEREAFTER REFERRED TO IN THESE DOCUMENTS AS THE STANDARD SPECIFICATIONS (EROSION).
8. 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.
9. THERE SHALL BE NO ACCESS TO ILLINOIS ROUTE 157 OR GOVERNORS PARKWAY FROM LOT 2.
10. EROSION CONTROL REQUIREMENTS 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.
11. 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

**DEVELOPER CONTACT INFORMATION:**  
OLD CAPITOL PROPERTIES, L.L.C.  
514 E VANDALIA STREET  
EDWARDSVILLE, IL 62025

**ENGINEER/SURVEYOR CONTACT INFORMATION:**  
THOUVENOT, WADE, AND MOERCHEN, INC.  
4940 OLD COLLINSVILLE ROAD  
SWANSEA, ILLINOIS 62226

**LAND DEVELOPMENT MANAGER:**  
MARSHA MALLER, P.E.

**SURVEY MANAGER:**  
TRACY HAMANN, P.L.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 EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

**INDEX OF SHEETS**

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

**CONSULTING ENGINEERING  
GEOSPATIAL SERVICES**

ILLINOIS SWANSEA  
COLUMBIA  
GLEN CARBON  
PEORIA  
DECATUR

MISSOURI ST. LOUIS  
COLUMBIA

TENNESSEE NASHVILLE  
CHATTANOOGA  
ATHENS

**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
△		
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△		
△		
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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**

**WATER SUPPLY ANALYSIS** CITY BOOSTER PUMP - OFF

**SITE INFORMATION**  
Address: 8110 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  
Pitot Pressure: 27 psi  
Number of Outlets: 1 outlets  
Outlet Diameter: 2.5 inch  
Outlet Coefficient: 0.9  
Total Flow: 572 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: 8110 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  
Pitot 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

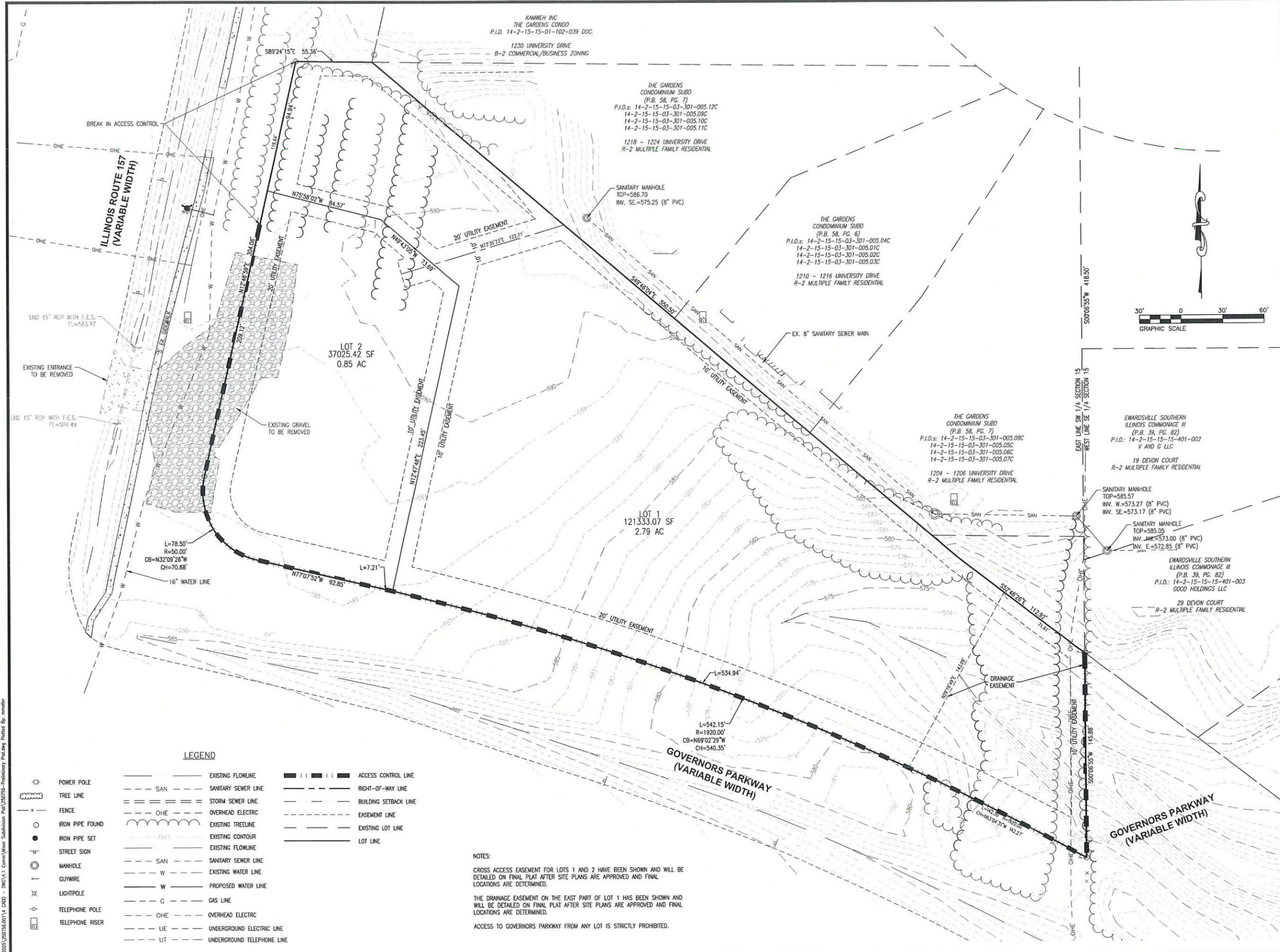
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINE
- LOT LINE

RECEIVED

DEC 18 2025

BY: \_\_\_\_\_

NOT FOR RECORD



**TWM**  
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 GLEN CARBON  
 PEORIA  
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MISSOURI ST. LOUIS  
 COLUMBIA

TENNESSEE NASHVILLE  
 CHATTANOOGA  
 ATHENS

**THOUVENOT, WADE & MOERCHEN, INC.**

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 SWANSEA, ILLINOIS  
 62226-2025  
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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

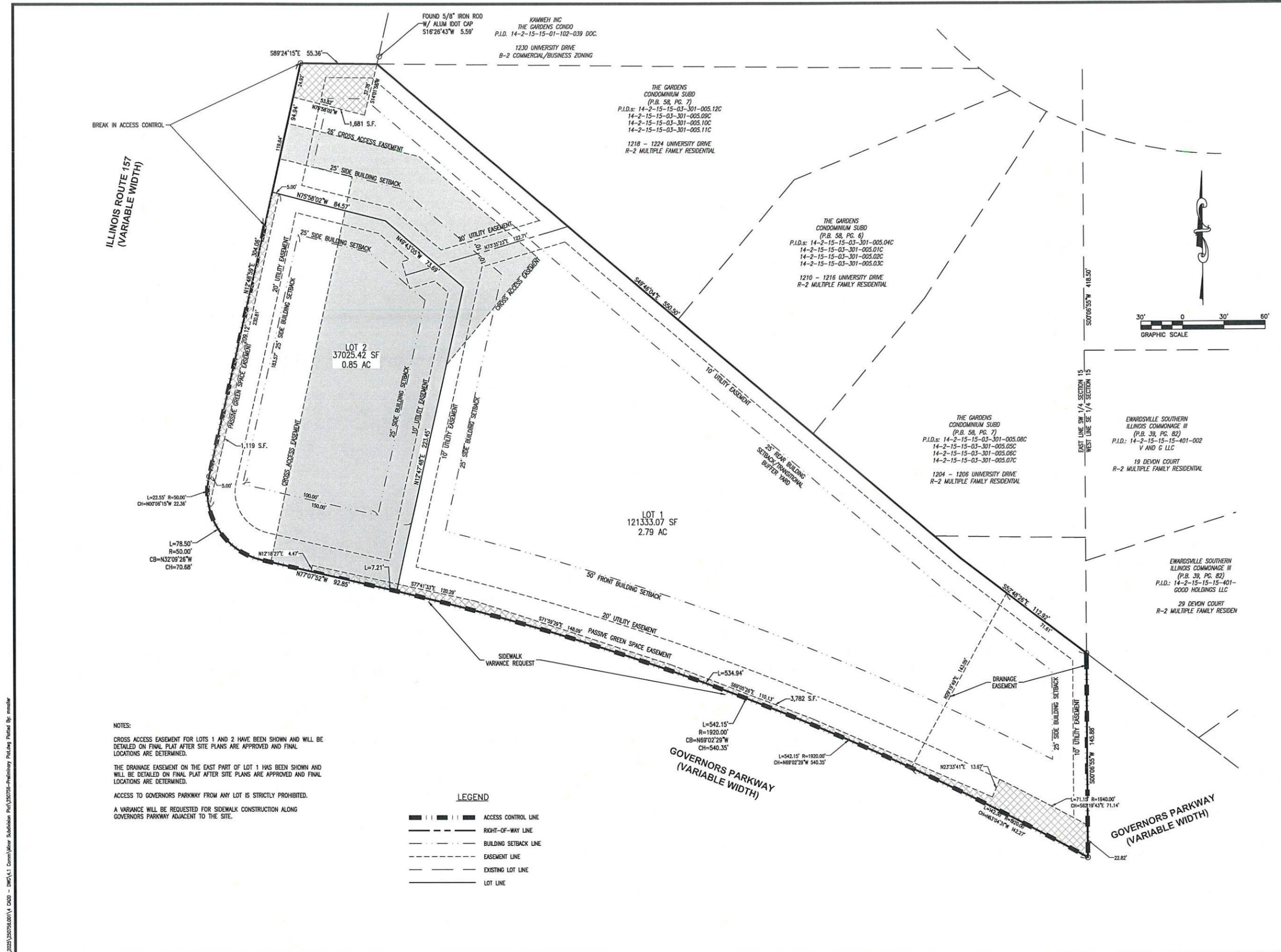
REV.	DATE	DESCRIPTION
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DRAWN BY: BAB  
 DESIGNED BY: BAB  
 CHECKED BY: MJM  
 APPROVED BY: MJM  
 PROJECT NO: 250756

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

TITLE:  
 EXISTING CONDITIONS

P:\2025\250756\01\1 CAD - DWG\1.1 Corrm\Notes - Subdivision Plat\250756-Preliminary Plat.dwg Plotted By: mmoeller





**CONSULTING ENGINEERING  
GEOSPATIAL SERVICES**

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SEAL

SIGNATURE:  
DATE SIGNED:  
LICENSE EXPIRATION:

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ISSUED FOR REVIEW  
NOVEMBER 20, 2025

REV.	DATE	DESCRIPTION
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DRAWN BY: BAB  
DESIGNED BY: BAB  
CHECKED BY: MJM  
APPROVED BY: MJM  
PROJECT NO: 250756

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

---

TITLE:  
  
SITE PLAN

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**3 OF 3**

P:\2025\250756\001\1 CAD - DWG\1.1 Comm\Mapr Subdivision Plat\250756-Preliminary Plat.dwg Plotted By: rmauler

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.



**DATE:** January 20, 2025

**ACTION ITEM TITLE:** CITY OF EDWARDSVILLE COMMERCIAL BUILDING FAÇADE APPLICATION FOR C.W. BYRON PROPERTIES AT 122, 124, 126 N. MAIN ST. IN THE AMOUNT NOT TO EXCEED \$11,068.98

**ORIGIN:** Community and Economic Development

**SUMMARY:** C.W. Byron Properties requests approval of a façade grant application for the property located at 122, 124, and 126 N. Main St. This project is in TIF 2 and will be funded by TIF 2. The applicant requested \$6,782.50. The scope of work to be done on this project includes:

- This project will include tuckpointing the south facade on the second floor at 122, 124 and 126 N. Main St.
- Total Project Cost: \$27,130.00
- Total Request: \$6,782.50
- Approved May 5, 2025

**Amended Summary:** The work has been completed. The total project cost was \$44,275.92. Twenty five percent of this is \$11,068.98 eligible for reimbursement. CW Byron Properties has submitted this request to amend the original request.

**RATIONALE:** Façade improvement programs are incentive programs created to encourage property owners and businesses to improve the exterior appearance of their buildings and storefronts.

**COMPLIANCE WITH COMPREHENSIVE PLAN OR OTHER PLAN:** This Commercial Façade Building Application is consistent with the City’s development plan designed to encourage renovation and improvement of properties within the TIF district.

**SUGGESTED COUNCIL ACTION:** Staff requests consideration and passage of the proposed application.

**CITY OF EDWARDSVILLE**  
**Façade Improvement Program Description**

The City of Edwardsville, Illinois in its continuing effort to support the development/redevelopment of designated areas within the city has created a Façade Improvement Program for all business owners and operators within these areas. The Façade Improvement Program, in concert with the Historic Preservation Commission, will continue the process of creating a more inviting appearance for the targeted area.

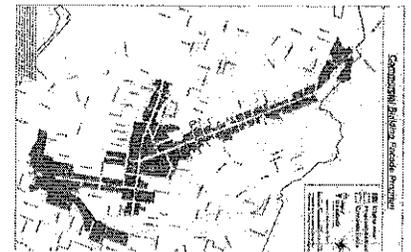
**What is a Façade Improvement Program?**

The City wishes to encourage and support building and business owners' investment in the upgrade of their existing building storefronts. The program operates on a reimbursement basis with funds disbursed by the City after all authorized work is completed, inspected, and approved by the City. Reimbursement will be limited to 25 percent of the documented cost of the façade improvements, not to exceed \$25,000 on any one project, whichever is less. All work is subject to prevailing wage requirements. Applicant must demonstrate compliance with this requirement.

**Eligible Properties and Applicants**

All commercially operated buildings within the highlighted areas are eligible for the Façade Improvement Program. This highlighted area will hereafter be referred to as the District. Only improvements to façades that directly front a public right-of-way, or can be seen from the right-of-way are eligible for funding. Any building with a zoning or building code violation is not eligible for the program. Any commercial building owner, or business owner with building owner authorization, may apply for the grant. A link on this web page will take you to a larger version of this map.

In addition, an applicant must be current on property taxes, utility bills, and/or any other form of indebtedness to the City. Elected officials from the City of Edwardsville, the City Administrator, the Public Works Director, City Planner, and the Economic/Community Development Coordinator are ineligible from participating in this program.



Priority will be given to structures which are determined to be of primary significance to the historical nature of the city and those projects which will render a high impact in improving the appearance of the business.

For buildings located outside of the district, limited funds are available annually. These funds are distributed on a first come, first serve basis. For information on these funds contact the Façade Administrator. This façade request will be reviewed by the City Planner and Economic/Community Development Coordinator.

**Eligible Improvements**

The following improvements are eligible to receive funding through the program. A building or business owner who is undertaking an improvement project that includes a portion of the eligible improvement may apply for the matching grant, but only the improvements identified below will be eligible for funding. This program defines total project cost as those costs associated with the program's design guidelines and incurred by third-party independent contractors to make improvements and repairs to the exterior facades of the commercial building.

CITY OF EDWARDSVILLE  
 Façade Improvement Program Description

**Improvements Eligible for Façade Grant Funding**

Window/door repair or appropriate replacement work	Storefront rehabilitation, including removal of non-original siding	Cleaning or painting of exterior surfaces (sandblasting or abrasive cleaning methods are strongly discouraged and in some cases may be prohibited)
Repair or restoration of architectural detailing	Cornices and awnings over a rigid framework (awnings with advertisements are not eligible)	Building permits and architectural fees
Materials used to rehabilitate the façade	Removal of non-original or inappropriate finish materials	

Funds may only be used for exterior repairs and improvements to commercial buildings. Front, side, and rear of buildings are eligible but priority is given to fronts and other portions of buildings that are directly exposed to a street. (Roof work and residential structures will not be funded under this program.) Maintenance and upkeep to buildings are generally not appropriate for façade program funding. Items determined to be maintenance/upkeep may be determined ineligible at the discretion of the Façade Committee or City Council.

**Ineligible Projects**

The Façade Improvement Program will not provide funds for working capital, debt refinancing, equipment/inventory acquisition, legal fees, plumbing repair/improvements, HVAC repair/improvements, parking lot resurfacing, or interior remodeling.

**Administration**

Any commercial building or business owner within the District who wishes to apply for a Façade Improvement Grant can obtain an application from the City Clerk's Office at City Hall, 118 Hillsboro Avenue, Edwardsville, IL 62025. Only complete applications that include all required submittal documents and information will be accepted. The Economic/Community Development Director will review the application for accuracy and will determine if it meets the requirements for funding. These requirements for funding include:

- Adherence to the design guidelines for the targeted area
- Improvements must meet all applicable city codes
- Improvements to be financed in part through this program should comply with the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"
- Improvements are eligible under the provisions of the Façade Improvement Program

Questions should be directed to the Economic/Community Development Coordinator at 618-692-7533. Completed applications should be sent to the attention of the Economic/Community Development Director at 118 Hillsboro Avenue, Edwardsville IL, 62025.

CITY OF EDWARDSVILLE  
Façade Improvement Program Description

The Economic/Community Development Coordinator will review applications for completeness and program eligibility, and then forward applications and a summary of comments to the Finance Committee. The Finance Committee will consider such requests for funding at the Finance Committee meetings and will make funding recommendations to the City Council. The City Council will make the final funding decision.

If the application receives City Council approval, the applicant must enter into an agreement with the city. The Façade Improvement Grant Agreement stipulates that the improvement must be constructed within 180 days of approval. Matching grant funds will only be disseminated to the applicant once the authorized construction of the improvement has been completed and has been approved by City Inspectors. Matching grant funds will be disseminated to the applicant within 45 days of passing inspection.

**All applications must be approved before the commencement of the façade improvement.**

CITY OF EDWARDSVILLE  
Façade Improvement Program Description

Commercial Building Façade Program  
Application

Part A: General Applicant Information

- 1. Name: C.W. BYRON PROPERTIES, LLC
- 2. Address of Applicant: [REDACTED]
- 3. Phone Number: [REDACTED]
- 4. Applicant is:  Property Owner and/or  Business Owner  
(Check both if applicable)
- 5. Address of Building to be Improved: 122, 124, 126 N. MAIN ST.
- 6. Amount of Reimbursement Requested: \$ 6,782.50
- 7. Total Project Cost: \$ 27,130

Part B: Description of Proposed Façade Improvement

- 1. Please provide a description of the scope of work to be done on this project:

TUCK POINTING THE SOUTH FAÇADE OF THE 2<sup>ND</sup> FLOOR PORTION OF THE BUILDING.

- 2. Does this project happen but for this grant request? Yes/ No  
Explain the necessity of the grant.

ONLY THE EMERGENCY REPAIRS, THE BALANCE OF TUCK POINTING WAS RECOMMENDED.

CITY OF EDWARDSVILLE  
Façade Improvement Program Description

**Part C: Project Implementation Schedule**

1. Please provide the following information for all activities that will occur on your facade improvement:

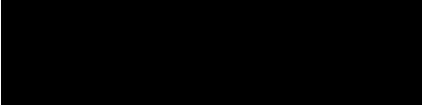
Description of Activity	Cost	Name of Contractor	Starting & Ending Dates
PAINTING	21,130	SANTIAGO BAKER MASONRY	ASAP

**Part D: Certification by Applicant**

The applicant certifies that all information contained in this application, including the documents and attachments, is true to the best of his/her knowledge and belief, and is submitted for the purpose of obtaining financial assistance from the City of Edwardsville. I (We) also authorize the City of Edwardsville to obtain any information that may have a bearing on this application.

Name of Business and/or Building: C. W. BYRON PROPERTIES, LLC (JEFFERSON BUILDING)

Applicant: C. W. BYRON PROPERTIES, LLC

Signature: 

Signature of Building Owner  
If Different from Applicant: \_\_\_\_\_

Title: MEMBER

Phone: 

Date: 4/21/25

**Part E: Attachments**

- Exhibit 1:** Sketch, rendering, or photo showing the facade as it presently appears
- Exhibit 2:** Sketch or rendering of proposed facade improvement
- Exhibit 3:** Detailed contractor bids for the proposed facade project
- Exhibit 4:** Proof of ownership of building to be improved

CITY OF EDWARDSVILLE  
Façade Improvement Program Description

City of Edwardsville  
Façade Improvement Grant Agreement

This Agreement, entered into this \_\_\_\_\_ day of \_\_\_\_\_  
Between the City of Edwardsville, Illinois (hereinafter referred to as "City" and the following  
designated OWNERS/LESSEE, to witness

Owner Name: \_\_\_\_\_  
Lessee Name: \_\_\_\_\_  
Name of Business: \_\_\_\_\_  
Tax ID#: \_\_\_\_\_  
Address of property to be improved:  
\_\_\_\_\_  
\_\_\_\_\_

**WITNESSETH:**

**WHEREAS**, the City of Edwardsville has established a Façade Improvement Program for application within the targeted area; and

**WHEREAS**, said Façade Improvement Program is administered by the City with the advice of the Façade Review Committee and is funded by the Tax Increment Financing District II for the purpose of controlling and preventing blight and deterioration within the District; and

**WHEREAS** pursuant to the Façade Improvement Program, the City has agreed to participate, subject to its sole discretion to reimburse OWNER/LESSEES for the cost of eligible exterior improvements to commercial establishments within the District of up to 25 percent of the documented cost of improving the exterior of their buildings; and

**WHEREAS**, the OWNER/LESSEE'S property is located within the District, and the OWNER/LESSEE desires to participate in the Façade Improvement Program pursuant to the terms and provisions of this agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreement obtained herein, the City and the OWNER/LESSEE do hereby agree as follows:

**SECTION 1**

With respect to a façade improvement to the structural elevation fronting a public roadway and related improvements, the City shall reimburse the OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of a building with one façade. Reimbursement will be limited to 25 percent of the documented cost of the façade improvements, not to exceed \$25,000 on any one project, whichever is less.

The total reimbursement amount per this Agreement shall not exceed \$\_\_\_\_\_ for façade improvements. The improvement costs, which are eligible for City reimbursement, include all labor, material, equipment, and other contract items necessary for the proper execution of the work as shown on the plans, design drawings, specifications, and estimates approved by the City. Such plans, design drawings, specifications, and estimates are attached hereto as EXHIBIT A.

CITY OF EDWARDSVILLE  
Façade Improvement Program Description

**SECTION 2**

No improvement work shall be undertaken until the design has been submitted to and approved by the City. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within one hundred eighty (180) days. The OWNER/LESSEE may request a ninety-day (90) extension provided if there is demonstrated hardship.

**SECTION 3**

Upon completion of the improvement and upon final inspection, the OWNER/LESSEE shall submit to the City the contractor's invoice showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment necessary to complete the façade improvement related work. In addition, the OWNER/LESSEE shall submit to the City proof of payment of the contract cost pursuant to the contractor's statement and subcontractors. The OWNER/LESSEE shall submit to the City a copy of the architect's statement of fees for professional services for preparation of plans and specifications of the façade improvements. The City shall, within forty-five (45) days of receipt of the contractor's invoice, proof of payment, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement for the grant amount.

OWNER/LESSEE

\_\_\_\_\_

PASSED this \_\_\_\_ day of \_\_\_\_\_, pursuant to a roll call vote as follows:

AYES:

NAYES:

ABSENT:

ABSTENTION:

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_.

BY: \_\_\_\_\_  
Art Risavy, Mayor, City of Edwardsville, Illinois

ATTESTED:

Filed in my office this \_\_\_\_\_ day of \_\_\_\_\_.

BY: \_\_\_\_\_  
Jeanne Wojcieszak, Finance Director, City of Edwardsville, Illinois

**Sangiolo & Baker Masonry LLC**

4673 Douglas Rd.  
Millstadt, IL 62260

**Invoice**

Date	Invoice #
8/11/2025	612

<b>Bill To</b>
Up-Right Construction 5742 Old Keebler Rd Collinsville, IL 62234

<b>Project</b>
126 N Main St, Edwardsville

Description	Price Each	Quantity	Amount
Cost to make necessary masonry repairs to the building located at 126 N Main Street, Edwardsville, IL 62025.			
<b>Quoted Work per Site Visit on 4/8/25 and proposal dated 4/10/25.</b>			
1. Patching brick at the roof damaged locations. - Work 100% complete 5/12/25	4000.00	1	4000.00
2. Tuckpoint 100% of the South wall. Per site vis - Work 100% complete 8/7/25	22210.00	1	22210.00
3. Grind out the mortar in stone caps on the lower portion of the North wall and caulk. - Work 100% complete 8/7/25	920.00	1	920.00
<b>Extra Work</b>			
1. Patching additional locations on the roof parapet after the roof was removed. - Work on 6/19/25 and 6/20/25			
Labor	85.00	12	1020.00
Material - Mortar	9.80	6	58.80
Overhead & Profit - 10%	107.88	1	107.88
2. Tuckpointing on the East wall of the building from the upper roof down to the canopy roof. - Work 100% complete on 8/7/25			
Labor	85.00	28	2380.00
Material - Mortar	9.80	8	78.40
Equipment - Tuckpoint Grinder & Vac (1 Day)	50.00	1	50.00
Overhead & Profit - 10%	250.84	1	250.84
		<b>Total</b>	<b>\$31,075.92</b>

**Sangiolo & Baker Masonry LLC**

4673 Douglas Rd.  
Millstadt, IL 62260

**Invoice**

Date	Invoice #
9/22/2025	617

<b>Bill To</b>
Up-Right Construction 5742 Old Keebler Rd Collinsville, IL 62234

<b>Project</b>
126 N Main St, Edwardsville

Description	Price Each	Quantity	Amount
Cost to replace the stone caps on the West and East sides of the building located at 126 N Main Street, Edwardsville, IL 62025.			
<b>Quoted Work per Text Message on 6/19/25.</b>			
1. Remove the stone caps on the West side of the roof, install flashing, set new stone caps, and caulk.	7520.00	1	7520.00
<b>Other Work</b>			
1. Remove the existing terra cotta caps on the East side of the roof, install flashing, set new stone caps, and caulk.	5680.00	1	5680.00
<b>Total</b>			\$13,200.00



**DATE:** January 12, 2026

**ACTION ITEM TITLE:** AN ORDINANCE AMENDING CHAPTER TWO, ARTICLE XI, SECTION 701 – CITY OFFICIAL EXPENSE AND REIMBURSEMENT POLICY

**ORIGIN:** Finance Department

**SUMMARY:**

Amends the Codified Ordinances to align City Official Expense and Reimbursement Policy with the Personnel Policy governing city employees. Removes reimbursement for meals and provides adherence to section 5.4 Travel Allowance of the City of Edwardsville Personnel Code, which governs the reimbursement of registration fees, round trip transportation, hotel/lodging and per diem, meals, and incidental expenses.

**RATIONALE:**

Section 5.4 Travel Allowance of the City of Edwardsville Personnel Code governs travel allowances and reimbursements for employees of the City of Edwardsville. Preference is given to hotel/lodging that is available at the same location as the conference or training workshop. Should lodging not be available at the same location, the maximum allowable reimbursement for lodging shall be those rates set by the Federal Travel Regulation and maintained by the United States General Services Administration in effect at the time the expense was incurred. The maximum allowable for meals and incidental expenses (M&IE) shall be those rates set by the Federal Travel Regulation and maintained by the United States General Services Administration in effect at the time the expense was incurred.

**SUGGESTED COUNCIL ACTION:**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER TWO, ARTICLE XI, SECTION 701 – CITY OFFICIAL EXPENSE AND REIMBURSEMENT POLICY**

**WHEREAS**, the City of Edwardsville, Madison County, Illinois (hereinafter “City”) is an Illinois home-rule municipality; and

**WHEREAS**, the City of Edwardsville previously adopted Ordinance 6705-09-2021 which enacted procedures for the reimbursement of expenses for City elected officials and added Article XI, Section 701 to Chapter Two of the City Code; and

**WHEREAS**, the City wishes to amend said procedures to align travel reimbursements with the adopted City Personnel Policy; and

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EDWARDSVILLE, ILLINOIS:**

**SECTION 1. RECITALS.** The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

**SECTION 2. AMENDMENTS.**

The Codified Ordinances of the City of Edwardsville, Chapter Two, Article XI, Section 701 – City official Expense and Reimbursement Policy is hereby amended as follows:

(d) Allowable Expenses Subject to City Reimbursement. An allowable expense is defined as “an activity that will serve as a benefit to the City as a body, and at the same time is directly related to the functions of government”. Expenses must be for legitimate City governance purposes. Expenses that are not approved or are inadequately documented will not be reimbursed. If the expense involves airline travel and/or a hotel stay, a Pre-Approval Form must be completed and approved by the City Administrator prior to the event and such travel is subject to the City’s general Travel Policy.

As long as the other requirements of this policy are met, all forms as may be prescribed are completed, any necessary pre-approvals are granted, and the City has budgeted for the expense, the following shall be allowable expenses subject to reimbursement by the City:

~~1. Hotel Stays. Hotel stays, when attending, in the capacity of a City elected official, a meeting, seminar or conference, at a location no closer than 75 miles from City Hall. The City Administrator shall have the discretion to waive the 75 miles restriction in cases of emergency or extenuating circumstances related to the timing of the meeting and/or travel conditions.~~

21. Meals. The following meals may be reimbursed: (1) meals associated with City business when the business meal is with one or more representatives of another local, state or national government agency, who is meeting in their official capacity for that unit of

government, to discuss a policy position of the City that involves the other local, state or national government agency; (2) meals associated with City business when the business meal is with a developer, business owner, or representative of a community organization where the primary purpose is to discuss a City initiative or proposal involving the City and the other party to the meal.; and ~~(3) meals while attending, in the official capacity of a City elected official, a conference, seminar or meeting located outside of Edwardsville subject to the IRS reimbursement rates.~~ Gratuities are limited to a maximum of 20% of the total bill. Unless other criteria are met, meals with other City Elected Officials to discuss City business shall not be subject to reimbursement. The meals of those dining with the elected official shall not be subject to reimbursement by the City.

32. Mileage. Mileage will be reimbursed for elected officials attending, in their capacity of a City elected official, offsite training, seminars, meetings, or other official City business as authorized at the IRS mileage reimbursement rate. However, no reimbursement shall be provided for attendance at City meetings and other official meetings of the City.

43. Parking. Parking will be reimbursed for elected officials attending offsite training, seminars, meetings or other official City business as authorized, provided original receipts are submitted. However, no reimbursement shall be provided for attendance at City meetings and other official meetings of the City that are located at City Hall.

54. General Transportation Costs. Transportation and tolls will be reimbursed for elected officials attending offsite training, seminars, meetings, or other official City business as authorized, provided receipts, cancelled tickets, ticket stubs, or other proof of the incurred expense are submitted. Transportation may include, but is not limited: public transportation, ride sharing services and taxi cabs. However, no reimbursement shall be provided for attendance at City meetings, including City Council and other official meetings of the City.

65. Materials. Educational materials, including books and training materials, related to official capacity of the City elected official.

76. Seminar Costs. Registration fees associated with attending conferences and seminars related to the roles and functions of the elected official and/or the City.

87. Community Luncheons. Registration and/or fees associated with attending luncheons or dinners sponsored by community, business and/or economic development groups, where the City elected official attends as a representative of the City.

And by adding the following Section:

(j) Travel Allowance. To attend a professional conference or training workshop, an elected official must adhere to section 5.4 Travel Allowance of the City of Edwardsville Personnel Code, which governs the reimbursement of registration fees, round trip transportation, hotel/lodging and per diem, meals, and incidental expenses. Hotel stays, when attending, in the capacity of a City elected official, a meeting, seminar or conference, at a location no closer than 75 miles from City Hall. The City Administrator shall have the discretion to waive the 75 miles restriction in

cases of emergency or extenuating circumstances related to the timing of the meeting and/or travel conditions.

**Section 3.** In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

**Section 4.** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the City prior to the effective date of this ordinance.

**Section 5.** This Ordinance shall be in full force and effect immediately after its passage and approval.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

BY:

Art Risavy, Mayor

ATTEST, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

BY: \_\_\_\_\_

Michelle Boyer, City Clerk

## **5 SPECIAL ALLOWANCES**

### **5.1 Uniform**

The City will provide uniform and accessory allowances for an employee whose position requires the use of same. The City will provide uniform and accessory allowances for a union employee, as specified in his or her collective bargaining agreement.

### **5.2 City Property**

An employee in possession or control of City property shall be personally responsible for its proper care, use and security. Damage or loss resulting from negligence may be chargeable to the employee, and may subject the employee to disciplinary action.

### **5.3 Training and Conferences**

Upon approval of attendance by a Department Head, an employee will be paid under the requirements of the FLSA for attending a professional conference or training workshop. A written request for attendance must be submitted to the Department Head.

### **5.4 Travel Allowance**

Travel Allowance form provided by Finance Department.

To attend a professional conference or training workshop, an employee must submit a written request to his or her Department Head for approval. Each request shall include the conference schedule, registration information, and all anticipated costs including travel and hotel if applicable.

Exempt employees will be paid their regular salary for weeks in which they travel. Nonexempt employees will be paid for travel time in accordance with federal and state wage payment laws.

Any request for advance travel allowance shall be in the initial application to the Department Head.

In the event an employee is required to travel outside the City on official business, reimbursement shall be approved as follows:

- 1) Registration fee;
- 2) Round trip transportation.

Employees shall use a vehicle owned by the City when possible. If a personal vehicle is approved for use by the Department Head, the employee will be reimbursed at the current rate per mile allowed by the IRS. When claiming mileage, reimbursement will be calculated using the employee's normal workplace as the starting point and using the most direct route.

If travel necessitates the use of air travel or train travel, the lowest reasonable available fares for such travel shall be selected.

- 3) Hotel/Lodging

Preference shall be given to hotel/lodging that is available at the same location of the professional conference or training workshop. Should lodging not be available at the same location, the maximum allowable reimbursement for an employee shall be those rates set by the Federal Travel Regulation and maintained by the United States General Services Administration in effect at the time the expense was incurred.

Lodging taxes are not included in the per diem lodging rate and are reimbursable as miscellaneous travel expenses.

4) Per Diem, meals, and incidental expenses

Unless otherwise excepted below, the maximum allowable reimbursement for an employee shall be those rates set by the Federal Travel Regulation and maintained by the United States General Services Administration for travel per diem, meals, and incidental expenses in effect at the time the expense was incurred.

Taxes and tips are included in the meals and incidental expense rate. Incidental expenses are defined as: fees and tips given to porter, baggage carriers, and hotel staff.

5) Approval and Documentation of Expenses

The City Administrator must approve any expense of any employee that exceeds the maximum permitted by Section 5.4 (above) or that resulted from an emergency or extraordinary circumstance. In the event that an emergency or extraordinary circumstances will require an employee to accrue more expenses than the maximum amounts set forth herein, the employee shall, as soon as practicable, provide an estimate of the expected costs to their Department Head.

No employee of the City shall be reimbursed for any entertainment expense which includes, but is not limited to, alcoholic beverages, shows, amusements, theaters, circuses, sporting events, or any other place of public or private entertainment or amusement, late checkout and room upgrades, parking ticket or other traffic tickets, meals or travel expenses for spouse/guest, unless ancillary to the purpose of the program or event, and as further defined pursuant to Illinois law, codified at 50 ILCS 150/5 et seq., as amended.

Before any reimbursement for travel, including meals or lodging, may be approved employees shall complete the standardized reimbursement form provided by the Director of Finance and provide the appropriate documentation of their expenses, including receipts and other supporting documentation.



***MONTHLY PERMIT REPORT***  
***ISSUED FOR MONTH OF:***  
***DECEMBER 2025***

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**DEPARTMENT OF PUBLIC WORKS**

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PROJECTS: 0 -ZZZZZZZZZZ  
 APPLIED DATES: 0/00/0000 THRU 99/99/9999  
 ISSUED DATES: 12/01/2025 THRU 12/31/2025 USE SEGMENT DATES  
 EXPIRE DATES: 0/00/0000 THRU 99/99/9999  
 STATUS: ALL

PROJECT	ISSUE DATE	NAME	LOCATION	CONTRACTOR	DESCRIPTION	PROJ TYPE		
SEGMENT	SEGMENT DT	DESCRIPTION	BUILDING CODE	SEG. CONT.	VALUATION	FEE		
030710	5/19/2025	CARROLLTON BANK	235 S BUCHANAN ST	PLOCHER	NEW COMMERCIAL CONST	BLD-COM		
PLU	12/16/2025	PLUMBING	324 - OFFICES, BANKS &PROFE	LOELLKE	150,000.00	1,875.00		
SW	12/16/2025	SITE WORK	324 - OFFICES, BANKS &PROFE	PLOCHER	0.00	0.00		
SW-WTRON	12/16/2025	WATER TAP ON	324 - OFFICES, BANKS &PROFE	PLOCHER	0.00	4,625.00		
SW-SWRON	12/16/2025	SEWER TAP ON	324 - OFFICES, BANKS &PROFE	PLOCHER	0.00	0.00		
MEC	12/16/2025	MECHANICAL	324 - OFFICES, BANKS &PROFE	JENMECH	300,000.00	3,750.00		
PRU	- THREE STORY OFFICE BUILDING							
					TOTAL VALUE	450,000.00	TOTAL FEE	10,250.00
031323	12/02/2025	CONSTITUION BANK	316 E SCHWARZ	JH	SITE WORK	SW		
SW	12/02/2025	SITE WORK	448 - OFF-STREET PARKING LO	JH	69,129.00	0.00		
PRU	- OFF STREET PARKING LOT							
031422	8/01/2025	DUPUY V, STEPHEN	1710 ESIC	RANDYMOORE	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM		
ELE	12/04/2025	ELECTRICAL	439 - RESIDENTIAL REPAIRS/R	RANDYMOORE	1,800.00	20.00		
PRU	- WATER DAMAGE REPAIR (EXTERIOR)							
031777	12/10/2025	LEWAN, JENNA	507 VALLEY VIEW	DISTLER	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM		
BLD-REMRES	12/10/2025	RESIDENTIAL REMODEL	439 - RESIDENTIAL REPAIRS/R	DISTLER	30,000.00	30.00		
ELE-UPGRD	12/10/2025	ELECTRICAL UPGRADE	439 - RESIDENTIAL REPAIRS/R	OWNER	1,000.00	20.00		
PRU	- ATTIC FINISH							
					TOTAL VALUE	31,000.00	TOTAL FEE	50.00
031834	12/02/2025	EDWARDSVILLE CHILDRENS MUSE	722 HOLYOAKE RD	POORBOY	GARAGE/SHED/ACCESS. STRUCTU	ACCESSORY		
BLD-OTHER	12/02/2025	MISC. STRUCTURES	441 - OTHER	POORBOY	15,000.00	0.00		
ELE-UPGRD	12/02/2025	ELECTRICAL UPGRADE	440 - COMMERCIAL REPAIRS/RE	TERVASI	2,000.00	0.00		
PRU	- SHED							
					TOTAL VALUE	17,000.00	TOTAL FEE	0.00
031856	12/09/2025	AURA WELLNESS COLLECTIVE	2110 TROY RD B	METROEAST	SIGN PERMIT	SIGN		
SIGN	12/09/2025	SIGN-PERMANENT	443 - SIGN	METROEAST	200.00	10.00		
PRU	- SIGN							
031859	12/11/2025	HEIDT, ANNE	46 BIRDIE CT	SUPERIORP	SWIMMING POOL	SWP		
BLD-POOL	12/11/2025	SWIMMING POOL	444 - SWIMMING POOL	SUPERIORP	77,999.00	100.00		
ELE	12/11/2025	ELECTRICAL	444 - SWIMMING POOL	SUPERIORP	1.00	20.00		
SW	12/11/2025	SITE WORK	441 - OTHER	SUPERIORP	0.00	0.00		
PRU	- SWIMMING POOL							
					TOTAL VALUE	78,000.00	TOTAL FEE	120.00
031867	12/26/2025	LANTZ & JONES	3307 GRAY OAK	LANTZ&JONE	NEW RESIDENTIAL CONST	BLD-RES		
BLD-SFH	12/26/2025	SINGLE FAMILY HOME	101 - SINGLE FAMILY	LANTZ&JONE	2,100,000.00	353.18		
ELE	12/26/2025	ELECTRICAL	101 - SINGLE FAMILY	MDB	97,000.00	45.00		
PLU	12/26/2025	PLUMBING	101 - SINGLE FAMILY	PONCE	54,700.00	40.00		
SW	12/26/2025	SITE WORK	101 - SINGLE FAMILY	LANTZ&JONE	0.00	0.00		
SW-WTRON	12/26/2025	WATER TAP ON	101 - SINGLE FAMILY	LANTZ&JONE	0.00	4,025.00		
SW-SWRON	12/26/2025	SEWER TAP ON	101 - SINGLE FAMILY	LANTZ&JONE	0.00	4,130.00		
MEC	12/26/2025	MECHANICAL	101 - SINGLE FAMILY	TOENNIES	55,500.00	0.00		
PRU	- HOUSE							
					TOTAL VALUE	2,307,200.00	TOTAL FEE	8,593.18

PROJECTS: 0 -ZZZZZZZZZZ  
 APPLIED DATES: 0/00/0000 THRU 99/99/9999  
 ISSUED DATES: 12/01/2025 THRU 12/31/2025 USE SEGMENT DATES  
 EXPIRE DATES: 0/00/0000 THRU 99/99/9999  
 STATUS: ALL

PROJECT	ISSUE DATE	NAME	LOCATION	CONTRACTOR	DESCRIPTION	PROJ TYPE		
SEGMENT	SEGMENT DT	DESCRIPTION	BUILDING CODE	SEG. CONT.	VALUATION	FEE		
031868	12/05/2025	DUNAWAY, TERRI	210 E LINDEN	OWNER	FENCE PERMIT	FENCE		
BLD-FENCE	12/05/2025	FENCE	442 - FENCE	OWNER	950.00	30.00		
PRU	- FENCE							
031875	12/03/2025	HAWTHORNE HILLS DEVELOPMENT	HAWTHORNE HILLS	KAMADULSKI	SITE WORK	SW		
SW	12/03/2025	SITE WORK	446 - SITE DEVELOPMENT PERM	KAMADULSKI	1,084,713.00	43,388.52		
PRU	- SITE DEVELOPMENT PHASE 4							
031880	12/15/2025	NEVINS, DAVID	7455 LESLIE DR	NEVINS	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM		
BLD-ADDRES	12/15/2025	RESIDENTIAL ADDITION	439 - RESIDENTIAL REPAIRS/R	NEVINS	90,000.00	63.88		
ELE-UPGRD	12/15/2025	ELECTRICAL UPGRADE	439 - RESIDENTIAL REPAIRS/R	JAELECTRIC	5,000.00	20.00		
PLU-UPGRD	12/15/2025	PLUMBING UPGRADE	439 - RESIDENTIAL REPAIRS/R	PONCE	3,500.00	20.00		
PRU	- ADDITIONS (2)							
					TOTAL VALUE	98,500.00	TOTAL FEE	103.88
031882	12/17/2025	MILLER, JASON & MEGAN	2204 LITTLE ROUND TOP	GT FENCE	FENCE PERMIT	FENCE		
BLD-FENCE	12/17/2025	FENCE	442 - FENCE	GT FENCE	850.00	30.00		
PRU	- FENCE							
031893	12/19/2025	MITCHELL, KERRIE A	15 SHILOH	MARSCHKE	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM		
BLD-REMRES	12/19/2025	RESIDENTIAL REMODEL	439 - RESIDENTIAL REPAIRS/R	MARSCHKE	25,000.00	30.00		
PRU	- DECK REPLACEMENT							
031894	12/15/2025	ROBERTS, RYAN	7 WASHINGTON PL	DCMTB	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM		
BLD-ADDRES	12/15/2025	RESIDENTIAL ADDITION	439 - RESIDENTIAL REPAIRS/R	DCMTB	10,000.00	30.00		
ELE-UPGRD	12/15/2025	ELECTRICAL UPGRADE	439 - RESIDENTIAL REPAIRS/R	DCMTB	5,000.00	20.00		
PLU	12/15/2025	PLUMBING	439 - RESIDENTIAL REPAIRS/R	OWNER	6,000.00	20.00		
PRU	- COV PORCH ADDITION / INT REMOD							
					TOTAL VALUE	21,000.00	TOTAL FEE	70.00
031899	12/23/2025	LEWIS, ASHLEY	117 PLEASANT RIDGE	OWNER	FENCE PERMIT	FENCE		
BLD-FENCE	12/23/2025	FENCE	442 - FENCE	OWNER	2,000.00	30.00		
PRU	- FENCE							
031902	12/02/2025	FITZHUGH, MARY	1320 GRAND	BROWN DOG	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM		
BLD-REMRES	12/02/2025	RESIDENTIAL REMODEL	439 - RESIDENTIAL REPAIRS/R	BROWN DOG	29,000.00	79.00		
ELE-UPGRD	12/02/2025	ELECTRICAL UPGRADE	439 - RESIDENTIAL REPAIRS/R	AC WIRING	8,000.00	20.00		
PLU-UPGRD	12/02/2025	PLUMBING UPGRADE	439 - RESIDENTIAL REPAIRS/R	PONCE	6,000.00	20.00		
PRU	- INTERIOR REMODEL							
					TOTAL VALUE	43,000.00	TOTAL FEE	119.00
031904	12/02/2025	COVINGTON, SYLVIA	1432 ESIC	RENEWAL	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM		
BLD-REMRES	12/02/2025	RESIDENTIAL REMODEL	439 - RESIDENTIAL REPAIRS/R	RENEWAL	14,544.00	30.00		
PRU	- WINDOWS (4)							
031905	12/05/2025	CHILOVICH, MARJORIE	215 COMMERCIAL	KRIVI	ELECTRICAL PERMIT	ELE		
ELE	12/05/2025	ELECTRICAL	439 - RESIDENTIAL REPAIRS/R	KRIVI	800.00	20.00		
PRU	- HOT TUB INSTALLATION							

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PROJECT	ISSUE DATE	NAME	LOCATION	CONTRACTOR	DESCRIPTION	PROJ TYPE		
SEGMENT	SEGMENT DT	DESCRIPTION	BUILDING CODE	SEG. CONT.	VALUATION	FEE		
031907	12/18/2025	VK HOMES LLC	3404 GRAY OAK	VK HOMES	NEW RESIDENTIAL CONST	BLD-RES		
BLD-SFH	12/18/2025	SINGLE FAMILY HOME	101 - SINGLE FAMILY	VK HOMES	620,000.00	313.46		
ELE	12/18/2025	ELECTRICAL	101 - SINGLE FAMILY	MDB	28,000.00	35.00		
PLU	12/18/2025	PLUMBING	101 - SINGLE FAMILY	AIRCO	24,000.00	40.00		
SW	12/18/2025	SITE WORK	101 - SINGLE FAMILY	VK HOMES	0.00	0.00		
SW-WTRON	12/18/2025	WATER TAP ON	101 - SINGLE FAMILY	VK HOMES	0.00	4,025.00		
SW-SWRON	12/18/2025	SEWER TAP ON	101 - SINGLE FAMILY	VK HOMES	0.00	4,130.00		
MEC	12/18/2025	MECHANICAL	101 - SINGLE FAMILY	AIRCO	24,000.00	0.00		
PRU	- HOUSE							
					TOTAL VALUE	696,000.00	TOTAL FEE	8,543.46
031908	12/05/2025	RUN WELL	6120 SHOGER B	DIGITAL	SIGN PERMIT	SIGN		
SIGN-TEMP	12/05/2025	SIGN-TEMPORARY	443 - SIGN	DIGITAL	500.00	10.00		
PRU	- TEMPORARY SIGN							
031909	12/02/2025	MCMAHAN, COREY	23 COUNTRY CLUB VIEW	BRDA	ELECTRICAL PERMIT	ELE		
ELE-UPGRD	12/02/2025	ELECTRICAL UPGRADE	439 - RESIDENTIAL REPAIRS/R	BRDA	3,400.00	42.50		
PRU	- CAR CHARGER							
031910	12/04/2025	AKERS, DONNA	1800 AUGUSTA TRAIL	MOORE EX	BUILDING DEMOLITION	BLD-DEMO		
BLD-DEMO	12/04/2025	DEMOLITION	649 - MOVED/DEMO ACCESSORY	MOORE EX	20,000.00	10.00		
PRU	- SECONDARY DEMO							
031911	12/08/2025	MICHEL, LINDSEY	7004 SEMINARY RIDGE	AMERICAN	FENCE PERMIT	FENCE		
BLD-FENCE	12/08/2025	FENCE	442 - FENCE	AMERICAN	7,700.00	30.00		
PRU	- FENCE							
031912	12/02/2025	GREEN HARBOR REALESTATE	306 CIRCLE DR	EDW DECK	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM		
BLD-REMRES	12/02/2025	RESIDENTIAL REMODEL	439 - RESIDENTIAL REPAIRS/R	EDW DECK	5,700.00	30.00		
PRU	- DECK STAIR REPLACEMENT							
031913	12/11/2025	VAN ARSDALE, JAY	53 HALLECK	INTEGRITYE	SITE WORK	SW		
SW	12/11/2025	SITE WORK	441 - OTHER	INTEGRITYE	2,500.00	0.00		
PRU	- RETAINING WALL							
031914	12/02/2025	LEWEY, BRANDON	1351 GERBER RD	GOODPWR	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM		
BLD-REMRES	12/02/2025	RESIDENTIAL REMODEL	439 - RESIDENTIAL REPAIRS/R	GOODPWR	1.00	30.00		
ELE-UPGRD	12/02/2025	ELECTRICAL UPGRADE	439 - RESIDENTIAL REPAIRS/R	GOODPWR	21,999.00	20.00		
PRU	- ROOFTOP SOLAR PANELS							
					TOTAL VALUE	22,000.00	TOTAL FEE	50.00
031915	12/18/2025	FORTUNE TREE LLC	3479 WHISTON	FORTUNE T	NEW RESIDENTIAL CONST	BLD-RES		
BLD-SFH	12/18/2025	SINGLE FAMILY HOME	101 - SINGLE FAMILY	FORTUNE T	445,000.00	321.32		
ELE	12/18/2025	ELECTRICAL	101 - SINGLE FAMILY	MDB	21,000.00	35.00		
PLU	12/18/2025	PLUMBING	101 - SINGLE FAMILY	AIRCO	24,000.00	40.00		
SW	12/18/2025	SITE WORK	101 - SINGLE FAMILY	FORTUNE T	0.00	0.00		
SW-WTRON	12/18/2025	WATER TAP ON	101 - SINGLE FAMILY	FORTUNE T	0.00	4,025.00		
SW-SWRON	12/18/2025	SEWER TAP ON	101 - SINGLE FAMILY	FORTUNE T	0.00	4,130.00		

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MEC PRU - HOUSE	12/18/2025	MECHANICAL	101 - SINGLE FAMILY	AIRCO	24,000.00	0.00
					TOTAL VALUE	8,551.32
031916 BLD-REMRES PRU - EGRESS WINDOW	12/02/2025 12/02/2025	SHAW, CLAY/SARAH RESIDENTIAL REMODEL	3368 GARVEY LN 439 - RESIDENTIAL REPAIRS/R	GHR GHR	RESIDENTIAL REMODEL/ADDTION 6,000.00	BLD-RESREM 30.00
031917 ELE-UPGRD PRU - ELECTRICAL SERVICE UPGRADE	12/01/2025 12/01/2025	VERY, LISA ELECTRICAL UPGRADE	1216 TROY RD 439 - RESIDENTIAL REPAIRS/R	ARCHER ARCHER	ELECTRICAL PERMIT 5,300.00	ELE 20.00
031918 BLD-DEMO PRU - PRINCIPAL DEMO	12/31/2025 12/31/2025	GLEN-ED PANTRY DEMOLITION	101 FIFTH AV 646 - MOVED/DEMO COMMERCIAL	PFUND PFUND	BUILDING DEMOLITION 47,501.00	BLD-DEMO 25.00
031919 BLD-REMRES ELE-UPGRD PRU - ROOFTOP SOLAR PANELS	12/09/2025 12/09/2025 12/09/2025	ELKING, JAMES RESIDENTIAL REMODEL ELECTRICAL UPGRADE	1 HAWTHORNE CT 439 - RESIDENTIAL REPAIRS/R 439 - RESIDENTIAL REPAIRS/R	OWNER OWNER JME	RESIDENTIAL REMODEL/ADDTION 1.00 39,999.00	BLD-RESREM 30.00 20.00
					TOTAL VALUE	50.00
031920 BLD-REMRES ELE-UPGRD PRU - ROOFTOP SOLAR PANELS	12/03/2025 12/03/2025 12/03/2025	BURGE, RYAN RESIDENTIAL REMODEL ELECTRICAL UPGRADE	7065 STALLION 439 - RESIDENTIAL REPAIRS/R 439 - RESIDENTIAL REPAIRS/R	LOGIC LOGIC LOGIC	RESIDENTIAL REMODEL/ADDTION 1.00 54,999.00	BLD-RESREM 30.00 20.00
					TOTAL VALUE	50.00
031921 BLD-REMRES ELE-UPGRD PRU - ROOFTOP SOLAR PANELS	12/03/2025 12/03/2025 12/03/2025	SYED, ALI RESIDENTIAL REMODEL ELECTRICAL UPGRADE	237 FIFTH AV 439 - RESIDENTIAL REPAIRS/R 439 - RESIDENTIAL REPAIRS/R	UNITY SOL UNITY SOL UNITY SOL	RESIDENTIAL REMODEL/ADDTION 14,940.00 2,000.00	BLD-RESREM 30.00 20.00
					TOTAL VALUE	50.00
031922 PLU PRU - WATER LINE REPLACEMENT	12/02/2025 12/02/2025	ARNOLD, MICHAEL PLUMBING	211 S STATE RT 157 439 - RESIDENTIAL REPAIRS/R	RUSSODEV RUSSODEV	PLUMBING 2,000.00	PLU 20.00
031923 BLD-DEMO PRU - PRINCIPAL DEMO	12/03/2025 12/03/2025	HENGHELD, JEROME DEMOLITION	106 BRIAR LN 645 - MOVED/DEMO SINGLE FAM	SCHMIDT EX SCHMIDT EX	BUILDING DEMOLITION 10,000.00	BLD-DEMO 25.00
031924 BLD-ROOF PRU - ROOF	12/02/2025 12/02/2025	ILLINOIS REALTY GROUP LLC ROOFING	111 FOURTH AV 439 - RESIDENTIAL REPAIRS/R	2ND GEN 2ND GEN	ROOF 8,500.00	ROOF 25.00
031925 BLD-REMRES ELE-UPGRD PRU - ROOFTOP SOLAR PANELS	12/03/2025 12/03/2025 12/03/2025	HEMKER, JEFFERY RESIDENTIAL REMODEL ELECTRICAL UPGRADE	230 MONROE 439 - RESIDENTIAL REPAIRS/R 439 - RESIDENTIAL REPAIRS/R	UNDER UNDER UNDER	RESIDENTIAL REMODEL/ADDTION 1.00 41,318.27	BLD-RESREM 30.00 20.00
					TOTAL VALUE	50.00

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SEGMENT	SEGMENT DT	DESCRIPTION	BUILDING CODE	SEG. CONT.	VALUATION	FEE		
031926	12/04/2025	PULOS, MICHAEL & JAMI	2014 GOLF COURSE VW	RENEWAL	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM		
BLD-REMRES	12/04/2025	RESIDENTIAL REMODEL	439 - RESIDENTIAL REPAIRS/R	RENEWAL	26,227.00	30.00		
PRU	- WINDOWS (5)							
031927	12/05/2025	HOMES, BRADLEY	7003 MISSIONARY RIDGE	FENCEDEPOT	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM		
BLD-REMRES	12/05/2025	RESIDENTIAL REMODEL	439 - RESIDENTIAL REPAIRS/R	FENCEDEPOT	34,600.00	30.00		
PRU	- DECK							
031928	12/18/2025	SANDERS, IRMA	16 GLEN ECHO	OUTDOOR E	SITE WORK	SW		
SW	12/18/2025	SITE WORK	441 - OTHER	OUTDOOR E	15,000.00	0.00		
PRU	- RETAINING WALL							
031929	12/09/2025	CORDELL PLANNING PARTNERS	105 W VANDALIA, STE 450	TINDALL	COMMERCIAL REMODEL/ADDITION	BLD-COMREM		
BLD-RECOM	12/09/2025	COMMERCIAL REMODEL	440 - COMMERCIAL REPAIRS/RE	TINDALL	14,008.00	51.00		
ELE-UPGRD	12/09/2025	ELECTRICAL UPGRADE	440 - COMMERCIAL REPAIRS/RE	JFELECT	6,072.00	75.90		
PRU	- INTERIOR REMODEL							
					TOTAL VALUE	20,080.00	TOTAL FEE	126.90
031930	12/22/2025	PREMIER HOMES	7142 BUCKLAND	PREHOMES	NEW RESIDENTIAL CONST	BLD-RES		
BLD-SFH	12/22/2025	SINGLE FAMILY HOME	101 - SINGLE FAMILY	PREHOMES	600,000.00	342.74		
ELE	12/22/2025	ELECTRICAL	101 - SINGLE FAMILY	MDB	25,000.00	35.00		
PLU	12/22/2025	PLUMBING	101 - SINGLE FAMILY	PONCE	25,000.00	40.00		
SW	12/22/2025	SITE WORK	101 - SINGLE FAMILY	PREHOMES	0.00	0.00		
SW-WTRON	12/22/2025	WATER TAP ON	101 - SINGLE FAMILY	PREHOMES	0.00	4,025.00		
SW-SWRON	12/22/2025	SEWER TAP ON	101 - SINGLE FAMILY	PREHOMES	0.00	4,130.00		
MEC	12/22/2025	MECHANICAL	101 - SINGLE FAMILY	TOENNIES	15,000.00	0.00		
PRU	- HOUSE							
					TOTAL VALUE	665,000.00	TOTAL FEE	8,572.74
031931	12/22/2025	PREMIER HOMES	7138 BUCKLAND	PREHOMES	NEW RESIDENTIAL CONST	BLD-RES		
BLD-SFH	12/22/2025	SINGLE FAMILY HOME	101 - SINGLE FAMILY	PREHOMES	1,000,000.00	445.16		
ELE	12/22/2025	ELECTRICAL	101 - SINGLE FAMILY	MDB	45,000.00	35.00		
PLU	12/22/2025	PLUMBING	101 - SINGLE FAMILY	PONCE	45,000.00	40.00		
SW	12/22/2025	SITE WORK	101 - SINGLE FAMILY	PREHOMES	0.00	0.00		
SW-WTRON	12/22/2025	WATER TAP ON	101 - SINGLE FAMILY	PREHOMES	0.00	4,025.00		
SW-SWRON	12/22/2025	SEWER TAP ON	101 - SINGLE FAMILY	PREHOMES	0.00	4,130.00		
MEC	12/22/2025	MECHANICAL	101 - SINGLE FAMILY	TOENNIES	25,000.00	0.00		
PRU	- HOUSE							
					TOTAL VALUE	1,115,000.00	TOTAL FEE	8,675.16
031932	12/05/2025	STERNA, NICHOLAS	1120 FRANKLIN	BRDA	ELECTRICAL PERMIT	ELE		
ELE	12/05/2025	ELECTRICAL	439 - RESIDENTIAL REPAIRS/R	BRDA	1,750.00	20.00		
PRU	- CAR CHARGER INSTALLATION							
031933	12/05/2025	BIANCONI, CHRISTINA	7027 LASORDA LN	BONE	ROOF	ROOF		
BLD-ROOF	12/05/2025	ROOFING	439 - RESIDENTIAL REPAIRS/R	BONE	20,269.83	25.00		
PRU	- ROOF							

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031934	12/22/2025	WALL STREET FINANCIAL GROUP	2229 S STATE RT 157	ACE	SIGN PERMIT	SIGN
SIGN	12/22/2025	SIGN-PERMANENT	443 - SIGN	ACE	14,943.78	20.00
ELE-SIGN	12/22/2025	ELECTRICAL SERV FOR SIGN	443 - SIGN	ACE	1.00	20.00
PRU	- WALL SIGNS					
					TOTAL VALUE	14,944.78
					TOTAL FEE	40.00
031935	12/08/2025	TROMPEN, KEARA	1100 FLORIDA	CARDINAL	SIDING PERMIT	SIDING
BLD-SIDING	12/08/2025	SIDING	439 - RESIDENTIAL REPAIRS/R	CARDINAL	11,000.00	30.00
PRU	- SIDING					
031936	12/22/2025	GREBEL OTWELL, DENISE	312 W LAKE DR	FENCEDEPOT	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM
BLD-REMRES	12/22/2025	RESIDENTIAL REMODEL	439 - RESIDENTIAL REPAIRS/R	FENCEDEPOT	67,581.84	34.90
PRU	- DECK REPLACEMENT					
031937	12/08/2025	TOURVILLE, WILLIAM	107 FOURTH AV	OWNER	ELECTRICAL PERMIT	ELE
ELE-UPGRD	12/08/2025	ELECTRICAL UPGRADE	439 - RESIDENTIAL REPAIRS/R	OWNER	1,800.00	20.00
PRU	- ELECTRICAL SERVICE UPGRADE					
031938	12/08/2025	MORTON, KIMBERLY	239 BELDEN DR	EDWPLMBG	PLUMBING	PLU
PLU	12/08/2025	PLUMBING	439 - RESIDENTIAL REPAIRS/R	EDWPLMBG	10,000.00	20.00
PRU	- WATER LINE REPLACEMENT					
031939	12/09/2025	SMITH, TIMOTHY	42 COUNTRY CLUB DR	ALLIED CON	ROOF	ROOF
BLD-ROOF	12/09/2025	ROOFING	439 - RESIDENTIAL REPAIRS/R	ALLIED CON	20,000.00	25.00
PRU	- ROOF					
031940	12/10/2025	HORVATH, KATHLEEN	1219 LINDENWOOD	LUITJO	SITE WORK	SW
PLU-UPGRD	12/10/2025	PLUMBING UPGRADE	439 - RESIDENTIAL REPAIRS/R	LUITJO	3,999.00	20.00
SW	12/10/2025	SITE WORK	439 - RESIDENTIAL REPAIRS/R	LUITJO	1.00	10.00
PRU	- WATER SVC REPLACE IN ROW					
					TOTAL VALUE	4,000.00
					TOTAL FEE	30.00
031941	12/10/2025	WIENEKE, JOE	1223 LINDENWOOD	LUITJO	SITE WORK	SW
PLU-UPGRD	12/10/2025	PLUMBING UPGRADE	439 - RESIDENTIAL REPAIRS/R	LUITJO	13,999.00	20.00
SW	12/10/2025	SITE WORK	439 - RESIDENTIAL REPAIRS/R	LUITJO	1.00	10.00
PRU	- SEWER & WATER REPLACE IN ROW					
					TOTAL VALUE	14,000.00
					TOTAL FEE	30.00
031942	12/10/2025	ROUTE 66 PROPERTIES LLC	606 GARFIELD	APLUSPLUMB	PLUMBING	PLU
PLU	12/10/2025	PLUMBING	439 - RESIDENTIAL REPAIRS/R	APLUSPLUMB	2,500.00	20.00
PRU	- WATER SERVICE REPLACEMENT					
031943	12/10/2025	DECK, YOUNGJIE	1719 PARTRIDGE PL	UPRIGHT	SIDING PERMIT	SIDING
BLD-SIDING	12/10/2025	SIDING	439 - RESIDENTIAL REPAIRS/R	UPRIGHT	16,720.00	30.00
PRU	- SIDING					
031944	12/10/2025	VINYARD, RON	4 E LOCKHAVEN	H&FEXTERIO	SIDING PERMIT	SIDING
BLD-SIDING	12/10/2025	SIDING	439 - RESIDENTIAL REPAIRS/R	H&FEXTERIO	13,566.00	30.00
PRU	- SIDING					

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031945	12/11/2025	TERHOB LLC	119 THOMAS TERRACE	AH	PLUMBING	PLU
PLU	12/11/2025	PLUMBING	439 - RESIDENTIAL REPAIRS/R	AH	3,500.00	20.00
PRU		- SEWER REPAIR				
031946	12/11/2025	STRANGEMAN, CHRIS	512 N BUCHANAN ST	HITECH	ELECTRICAL PERMIT	ELE
ELE-UPGRD	12/11/2025	ELECTRICAL UPGRADE	439 - RESIDENTIAL REPAIRS/R	HITECH	2,000.00	20.00
PRU		- ELECTRICAL SERVICE UPGRADE				
031950	12/15/2025	LABRACHOW LLC	626 GRANDVIEW	RECOVERY	ROOF	ROOF
BLD-ROOF	12/15/2025	ROOFING	439 - RESIDENTIAL REPAIRS/R	RECOVERY	8,500.00	25.00
PRU		- ROOF				
031951	12/16/2025	PRATTE, PAUL	1711 CAMERON CT	MIDWESTSOL	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM
BLD-REMRES	12/16/2025	RESIDENTIAL REMODEL	439 - RESIDENTIAL REPAIRS/R	MIDWESTSOL	53,253.00	30.00
ELE-UPGRD	12/16/2025	ELECTRICAL UPGRADE	439 - RESIDENTIAL REPAIRS/R	MIDWESTSOL	1.00	20.00
PRU		- ROOFTOP SOLAR PANELS				
				TOTAL VALUE	53,254.00	TOTAL FEE 50.00
031952	12/15/2025	BELL, KEVIN & STEPHAN	918 TIMBERLAKE	EDWARDS01	ROOF	ROOF
BLD-ROOF	12/15/2025	ROOFING	439 - RESIDENTIAL REPAIRS/R	EDWARDS01	47,300.00	25.00
PRU		- ROOF				
031954	12/19/2025	JECH, MCKENNA	206 FOURTH AV	WINDOWNA	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM
BLD-REMRES	12/19/2025	RESIDENTIAL REMODEL	439 - RESIDENTIAL REPAIRS/R	WINDOWNA	9,230.00	30.00
PRU		- WINDOWS (5)				
031955	12/16/2025	DICKINSON, CYNTHIA	638 YALE	REMER	ELECTRICAL PERMIT	ELE
ELE-UPGRD	12/16/2025	ELECTRICAL UPGRADE	439 - RESIDENTIAL REPAIRS/R	REMER	4,500.00	20.00
PRU		- ELECTRICAL UPGRADE				
031956	12/16/2025	MAPLES, BRYCE	241 BELDEN DR	ROYALFLUSH	PLUMBING	PLU
PLU	12/16/2025	PLUMBING	439 - RESIDENTIAL REPAIRS/R	ROYALFLUSH	2,500.00	20.00
PRU		- WATER LINE REPAIR				
031957	12/16/2025	PETERS, MARY	809 N SECOND	KNC	ROOF	ROOF
BLD-ROOF	12/16/2025	ROOFING	439 - RESIDENTIAL REPAIRS/R	KNC	9,500.00	25.00
PRU		- ROOF				
031958	12/16/2025	PETERS, MARY	212 LIBERTY	KNC	ROOF	ROOF
BLD-ROOF	12/16/2025	ROOFING	439 - RESIDENTIAL REPAIRS/R	KNC	6,875.00	25.00
PRU		- ROOF				
031959	12/16/2025	KES REAL ESTATE LLC	7066 MARINE RD	EMBRICH	PLUMBING	PLU
PLU	12/16/2025	PLUMBING	439 - RESIDENTIAL REPAIRS/R	EMBRICH	5,963.72	20.00
PRU		- SEWER REPAIR				
031960	12/19/2025	ECLIPSE CAR WASH	1100 N MAIN	OWNER	ELECTRICAL PERMIT	ELE
ELE-UPGRD	12/19/2025	ELECTRICAL UPGRADE	440 - COMMERCIAL REPAIRS/RE	OWNER	10,000.00	125.00
PRU		- ELECTRICAL SERVICE UPGRADE				

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SEGMENT	SEGMENT DT	DESCRIPTION	BUILDING CODE	SEG. CONT.	VALUATION	FEE
031961	12/17/2025	510 HOLDINGS	7205 MARINE RD	OUTLANDER	COMMERCIAL REMODEL/ADDITION	BLD-COMREM
BLD-REMCOM	12/17/2025	COMMERCIAL REMODEL	440 - COMMERCIAL REPAIRS/RE	OUTLANDER	25,000.00	30.00
ELE-UPGRD	12/17/2025	ELECTRICAL UPGRADE	440 - COMMERCIAL REPAIRS/RE	OUTLANDER	500.00	20.00
PLU-UPGRD	12/17/2025	PLUMBING UPGRADE	440 - COMMERCIAL REPAIRS/RE	BAKER	3,500.00	43.75
PRU	-	INTERIOR REMODEL				
					TOTAL VALUE	29,000.00
					TOTAL FEE	93.75
031962	12/17/2025	ALVERS, MARK	414 CIRCLE DR	JERCO	ELECTRICAL PERMIT	ELE
ELE-UPGRD	12/17/2025	ELECTRICAL UPGRADE	439 - RESIDENTIAL REPAIRS/R	JERCO	4,000.00	20.00
PRU	-	ELECTRICAL SERVICE UPGRADE				
031964	12/19/2025	CRAWFORD, DWIGHT	6812 QUAIL WALK	AMERICAN	FENCE PERMIT	FENCE
BLD-FENCE	12/19/2025	FENCE	442 - FENCE	AMERICAN	14,104.00	30.00
PRU	-	FENCE				
031965	12/18/2025	CITY OF EDWARDSVILLE	246 N MAIN	JFELECT	ELECTRICAL PERMIT	ELE
ELE-UPGRD	12/18/2025	ELECTRICAL UPGRADE	440 - COMMERCIAL REPAIRS/RE	JFELECT	7,500.00	0.00
PRU	-	ELECTRICAL SERVICE UPGRADE				
031966	12/19/2025	SISSON, BARBARA	423 ALDRUP ST	SOLUTION	ROOF	ROOF
BLD-ROOF	12/19/2025	ROOFING	439 - RESIDENTIAL REPAIRS/R	SOLUTION	22,203.61	25.00
PRU	-	ROOF				
031967	12/22/2025	510 HOLDINGS	7205 MARINE RD	BAKER	PLUMBING	PLU
PLU	12/22/2025	PLUMBING	440 - COMMERCIAL REPAIRS/RE	BAKER	3,000.00	37.50
PRU	-	WATER SERVICE REPLACEMENT				
031971	12/31/2025	O'NEILL, DEANNA	5 JULIE LN	CHESLEY	FENCE PERMIT	FENCE
BLD-FENCE	12/31/2025	FENCE	442 - FENCE	CHESLEY	14,237.00	30.00
PRU	-	FENCE				
031972	12/22/2025	PETERS, MARY	213 OLIVE	KNC	ROOF	ROOF
BLD-ROOF	12/22/2025	ROOFING	439 - RESIDENTIAL REPAIRS/R	KNC	7,275.00	25.00
PRU	-	ROOF				
031973	12/22/2025	LEWEY, BRANDON	1351 GERBER RD	BRDA	ELECTRICAL PERMIT	ELE
ELE-UPGRD	12/22/2025	ELECTRICAL UPGRADE	439 - RESIDENTIAL REPAIRS/R	BRDA	1,800.00	20.00
PRU	-	CAR CHARGER INSTALLATION				
031974	12/22/2025	HECKELMAN, NICHOLAS & KRIS	949 HALE	MORRISON	PLUMBING	PLU
PLU	12/22/2025	PLUMBING	439 - RESIDENTIAL REPAIRS/R	MORRISON	2,794.00	20.00
PRU	-	SEWER LINE REPAIR				
031976	12/26/2025	BUTCHER, LINDA	711 CHAPMAN	TIGER	PLUMBING	PLU
PLU	12/26/2025	PLUMBING	439 - RESIDENTIAL REPAIRS/R	TIGER	3,427.00	20.00
PRU	-	WATER HEATER INSTALLATION				

PROJECTS: 0 -ZZZZZZZZZZ  
 APPLIED DATES: 0/00/0000 THRU 99/99/9999  
 ISSUED DATES: 12/01/2025 THRU 12/31/2025 USE SEGMENT DATES  
 EXPIRE DATES: 0/00/0000 THRU 99/99/9999  
 STATUS: ALL

PROJECT	ISSUE DATE	NAME	LOCATION	CONTRACTOR	DESCRIPTION	PROJ TYPE		
SEGMENT	SEGMENT DT	DESCRIPTION	BUILDING CODE	SEG. CONT.	VALUATION	FEE		
031977	12/23/2025	HARRISON, ZACH	1218 MADISON	KAPILLA	PLUMBING	PLU		
PLU	12/23/2025	PLUMBING	439 - RESIDENTIAL REPAIRS/R	KAPILLA	6,000.00	20.00		
PRU		- SEWER LINE REPAIR						
031978	12/30/2025	GOLEMESKI, TERESSA	215 BANNER ST	ROYER	SITE WORK	SW		
PLU	12/30/2025	PLUMBING	439 - RESIDENTIAL REPAIRS/R	ROYER	7,999.00	20.00		
SW	12/30/2025	SITE WORK	439 - RESIDENTIAL REPAIRS/R	ROYER	1.00	10.00		
PRU		- SEWER LINE REPLACE IN ROW						
					TOTAL VALUE	8,000.00	TOTAL FEE	30.00
031980	12/29/2025	ANDERSON, LARRY & DARLA	7344 KINDLEWOOD DR	OWNER	PLUMBING	PLU		
PLU	12/29/2025	PLUMBING	439 - RESIDENTIAL REPAIRS/R	OWNER	850.00	20.00		
PRU		- WATER HEATER REPLACEMENT						
031982	12/30/2025	MURATOV, ANDRIAN	1901 MEADOW LN	WINDOWNA	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM		
BLD-REMRES	12/30/2025	RESIDENTIAL REMODEL	439 - RESIDENTIAL REPAIRS/R	WINDOWNA	4,850.00	30.00		
PRU		- WINDOWS (4)						
031986	12/30/2025	KREIMAN, CINDI	141 COLUMBIA	ROTO-ROOTE	PLUMBING	PLU		
PLU	12/30/2025	PLUMBING	439 - RESIDENTIAL REPAIRS/R	ROTO-ROOTE	17,750.00	20.00		
PRU		- PLUMBING REPAIR						
031988	12/30/2025	MCNEILL, DANIEL	1516 STONEBROOKE	RENEWAL	RESIDENTIAL REMODEL/ADDTION	BLD-RESREM		
BLD-REMRES	12/30/2025	RESIDENTIAL REMODEL	439 - RESIDENTIAL REPAIRS/R	RENEWAL	17,577.00	30.00		
PRU		- EXTERIOR DOOR						
*** TOTALS ***		NUMBER OF PROJECTS:	85	VALUATION:	8,151,576.05	FEEES:	99,172.81	

PROJECTS: 0 -ZZZZZZZZZZ  
 APPLIED DATES: 0/00/0000 THRU 99/99/9999  
 ISSUED DATES: 12/01/2025 THRU 12/31/2025 USE SEGMENT DATES  
 EXPIRE DATES: 0/00/0000 THRU 99/99/9999  
 STATUS: ALL

\*\*\* SEGMENT RECAP \*\*\*

PROJECT SEGMENT - DESCRIPTION	# OF SEGMENTS	VALUATION	FEE
BLD-ADDRES - RESIDENTIAL ADDITION	2	100,000.00	93.88
BLD-DEMO - DEMOLITION	3	77,501.00	60.00
BLD-FENCE - FENCE	6	39,841.00	180.00
BLD-OTHER - MISC. STRUCTURES	1	15,000.00	0.00
BLD-POOL - SWIMMING POOL	1	77,999.00	100.00
BLD-RECOM - COMMERCIAL REMODEL	2	39,008.00	81.00
BLD-REMRES - RESIDENTIAL REMODEL	18	338,506.84	593.90
BLD-ROOF - ROOFING	9	150,423.44	225.00
BLD-SFH - SINGLE FAMILY HOME	5	4,765,000.00	1,775.86
BLD-SIDING - SIDING	3	41,286.00	90.00
ELE - ELECTRICAL	9	220,351.00	265.00
ELE-SIGN - ELECTRICAL SERV FOR SI	1	1.00	20.00
ELE-UPGRD - ELECTRICAL UPGRADE	22	228,188.27	583.40
MEC - MECHANICAL	6	443,500.00	3,750.00
PLU - PLUMBING	20	396,983.72	2,372.50
PLU-UPGRD - PLUMBING UPGRADE	5	30,998.00	123.75
SIGN - SIGN-PERMANENT	2	15,143.78	30.00
SIGN-TEMP - SIGN-TEMPORARY	1	500.00	10.00
SW - SITE WORK	14	1,171,345.00	43,418.52
SW-SWRON - SEWER TAP ON	6	0.00	20,650.00
SW-WTRON - WATER TAP ON	6	0.00	24,750.00
*** TOTALS ***	142	8,151,576.05	99,172.81

PROJECTS: 0 -ZZZZZZZZZZ  
 APPLIED DATES: 0/00/0000 THRU 99/99/9999  
 ISSUED DATES: 12/01/2025 THRU 12/31/2025 USE SEGMENT DATES  
 EXPIRE DATES: 0/00/0000 THRU 99/99/9999  
 STATUS: ALL

\*\*\* BUILDING CODE RECAP \*\*\*

BUILDING CODE - DESCRIPTION	# OF PROJECTS	# OF SEGMENTS	VALUATION	FEEES
101 - SINGLE FAMILY	5	35	5,297,200.00	42,935.86
324 - OFFICES, BANKS & PROFESSIONAL	1	5	450,000.00	10,250.00
439 - RESIDENTIAL REPAIRS/REMODEL/ADDITION	56	72	935,467.27	1,795.28
440 - COMMERCIAL REPAIRS/REMODEL/ADDITION	5	9	71,580.00	383.15
441 - OTHER	3	4	32,500.00	0.00
442 - FENCE	6	6	39,841.00	180.00
443 - SIGN	3	4	15,644.78	60.00
444 - SWIMMING POOL	1	2	78,000.00	120.00
446 - SITE DEVELOPMENT PERMIT	1	1	1,084,713.00	43,388.52
448 - OFF-STREET PARKING LOT	1	1	69,129.00	0.00
645 - MOVED/DEMO SINGLE FAMILY DWELL	1	1	10,000.00	25.00
646 - MOVED/DEMO COMMERCIAL	1	1	47,501.00	25.00
649 - MOVED/DEMO ACCESSORY STRUCTURE	1	1	20,000.00	10.00
*** TOTALS ***	85	142	8,151,576.05	99,172.81



# PLAN COMMISSION

DATE: January 12, 2026

TO: MAYOR  
CITY COUNCIL  
PUBLIC SERVICES COMMITTEE  
ADMINISTRATIVE AND COMMUNITY SERVICES

FROM: PLAN COMMISSION

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ITEM: Tru-Home2 Dual Brand Hotel – Preliminary Subdivision Plat  
\_\_\_\_\_  
\_\_\_\_\_

MOTION: Move for approval  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VOTE:

Ayes:	8	Niebur Sharp, Boline, Gerber, Harr, Wagahoff, Scheffel, Page, Boyer
Nays:	0	
Abstains:	0	

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: s/ Ashley Niebur Sharp, Chairman

Meeting Plan Commission – January 7, 2026  
Dates:

## PLAN COMMISSION

*December 3, 2025*

**6:00 PM**

**MINUTES**

Approved: 

Date: 12-17-25

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.

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### I. ROLL CALL:

#### Present

Mike Boline, Vice Chair  
David Gerber  
Tim Harr  
Blake Wagahoff  
Bryson Baker  
Keith Page  
Ryan Zwijack, Staff  
Breana Buncher, Staff  
Elizabeth Sutter, Staff

#### Absent

Ashley Niebur Sharp, Chair  
Kent Scheffel  
Lance McOlgan  
David Boyer

### II. PUBLIC COMMENT: None

### III. APPROVAL OF MINUTES

#### A. Plan Commission – 11/05/25

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

ROLL CALL: 6 Ayes, 0 Nays, 0 Abstain

### IV. CASES

#### A. Case 2025-38 – Text amendments to Chapter 1243 – Planned Unit Developments of the Codified Ordinances of the City of Edwardsville

Major changes to this ordinance include making the Concept Plan optional during the Planned Unit Development (PUD) process. Additionally, several terminology updates have been made: the PUD Development Plan is now referred to as the PUD Preliminary Plan, and the PUD Site Plan/Final Plat has been renamed to the Final PUD Plan and Plat. The ordinance also introduces changes to the timeline of the PUD process, along with updates to transferability.

Tim Harr stated that these changes look to make the ordinance easier to administer, and is less complicated for everyone involved. He questioned whether or not the Concept Plan would be mandatory. Ryan Zwijack

stated that staff would recommend that the developer go through the Concept Plan process, but it is optional. Mike Boline was confused by the wording of section 1243.05. Breana Buncher clarified that there are permitted uses within a PUD within the zoning district unless a new use is proposed. Ryan Zwijack stated that he was not opposed to rewording this section.

Discussion took place regarding the section labeled Initiation. The board found the use of the word authority to be redundant. David Gerber stated that this term is widely understood in legal context and may not need to be defined further in this ordinance. Tim Harr questioned whether or not anyone was in opposition to the Concept Plan being optional. Bryson Baker asked if the Development Review Meeting was necessary. Staff stated that the meeting still needs to take place, as it is in house. It was mentioned that if everything required was brought to the Development Review Meeting, the Concept Plan could potentially be bypassed. The board asked if the public was notified. Breana Buncher stated that the public was notified via mail and the newspaper for the hearing.

David Gerber asked about the requirement for a landscape plan. Ryan Zwijack stated that staff would ensure that the plan is complete during the review process. A discussion ensued about connectivity requirements for PUDs.

Plan Commission discussed the standards of review for PUDs and the language regarding the PUD having a negative impact on surrounding properties. Page mentioned adding language that discusses the balance between the positive and negative impacts of a PUD.

Mike Boline asked if 1242.12 Improvement Plans was new and Ryan Zwijack confirmed it was moved with language added. Ryan Zwijack indicated that buildings cannot be constructed until the infrastructure is there.

David Gerber asked about the bond requirement for other phases of the development. Staff was going to look into the language.

Staff discussed the updated timeline section and indicated there was a lot of discussion about timeline on projects. From date of adoption of the Preliminary PUD plan to Improvement Plans must be within one year with a possible 6 months extension and then from adoption to construction completed and the Final PUD Plan and Plat submitted must happen within 2 years with a possible 6-month extension.

Staff discussed the changes to transferability of a Preliminary PUD Plan and that ownership cannot be transferred until after the Final PUD Plat and Plan are completed.

MOTION: Move to Approve subject to discussion and staff's adjustment to the language (Gerber),  
 SECONDED: (Page)  
 ROLL CALL: 6 Ayes, 0 Nays, 0 Abstain

**V. PROJECT UPDATES – None**

**VI. OLD BUSINESS – None**

**VII. NEW BUSINESS**

Plan Commission reviewed the 2026 meeting schedule for Plan Commission.

MOTION: Move to approve the 2026 Plan Commission meeting schedule (Gerber)

SECONDED: (Page)

Voice Vote: All ayes.

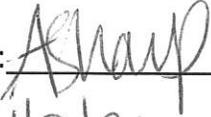
**VIII. ADJOURNMENT – Mike Boline adjourned the meeting.**

## PLAN COMMISSION

*December 17, 2025*

**6:00 PM**

### MINUTES

Approved: 

Date: 11/9/26

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.

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#### 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.

# HISTORIC PRESERVATION COMMISSION

November 12, 2025

7:00 PM

## MINUTES

Approved: Barbara Stamer

Date: 12/10/2025

The regularly scheduled meeting of the Historic Preservation Commission was held at 7:00 p.m. at City Hall located at 118 Hillsboro Avenue in Edwardsville, Illinois.

### 1. Call to Order

In the absence of Barb Stamer, Chair, and Lisa Schroeder, Vice Chair, the meeting was called to order by Mary Westerhold, Secretary. After Roll Call, an election was held for a Chairperson Pro Tem. Joe Hutton was elected unanimously as Chairperson Pro Tem.

### 2. Roll Call

**Members Present:** Mary Westerhold, Secretary; Joe Hutton; Suzanne Oberholtzer; Kent Weber; Christy Jennings; Kathryn Biarkis, Associate; and Breana Buncher, City Planner

**Members Absent:** Barb Stamer, Chair and Lisa Schroeder, Vice Chair

### 3. Approval of minutes

Kent Weber motioned to approve the minutes of the October 8, 2025 meeting as presented. Christy Jennings seconded. Minutes approved.

### 4. Citizens Wishing to Address the Commission

None

### 5. Certificates of Appropriateness

- a. **722 Holyoake Road – Shed – Kristen Fries, Edwardsville Children’s Museum Director –**  
Kent Weber motioned to open for discussion and Suzanne Oberholtzer seconded. Suggestions to include a cupola, weathervane, and additional plants at the back of the shed were made. After discussion, Kent Weber motioned to approve as described with suggestions noted. Suzanne Oberholtzer seconded. Approved.
- b. **409 Franklin Avenue- Demolition of Detached Garage and New Detached Garage – Scott Rushing and Gretchen Hendrickss, homeowners --** Suzanne Oberholtzer motioned to open for discussion and Kent Weber seconded. After discussion, Kent Weber motioned to approve as described, with height being approximately 21 ft., and architectural details from the house being replicated as discussed. Suzanne Oberholtzer seconded. Approved.
- c. **400 N. Main St – Signage (Narwahls) – Glenn Egart from Plasti-Lite Signs -** Kent Weber motioned to open for discussion and Suzanne Oberholtzer seconded. After discussion, Kent Weber motioned to approve as described.. Suzanne Oberholtzer seconded. Approved.

- d. **857 Hale Avenue – Siding – Quinten with Cardinal Catastrophe Services, Inc.** - Suzanne Oberholtzer motioned to open for discussion and Kent Weber seconded. After discussion, Kent Weber motioned to approve as described. Suzanne Oberholtzer seconded. Approved.

## 6. Old Business

- a. **Grandview Subdivision** – Original information will be scanned. It was suggested that a committee be formed to review and summarize the original information.
- b. **Grant/Goshen Commons** – Drawing of the proposed monument given to architects.
- c. **HPC Guidelines** – Suggested mural guidelines were distributed to commission members for review.
- d. **Project updates**
- e. **Membership**
- f. **Route 66 Festival** – Approval for the city parking lot to be used for the car show.
- g. **Landmark application- Miriam McKinnie murals**
- h. **ArchiRoom**

## 7. New Business

None

## 8. Staff Approved COA Report – None

## 9. Financial Report

## 10. Correspondence - None

## 11. Committee Reports - None

- a. **Recognition Letters**
- b. **Welcome Letters**
- c. **Historic District and Landmark Updates**
  - i. **Stephenson House**
  - ii. **Brick Streets**
  - iii. **Downtown**
  - iv. **Leclaire** – The information at Parkfest was well received, especially the maps.
  - v. **St. Louis Street**

**Adjournment** – Kent Weber motioned to adjourn the meeting and Suzanne Oberholtzer seconded. Meeting adjourned at 8:33 PM.

Next meeting: **Wednesday, December 10, 2025**

# BICYCLE & PEDESTRIAN ADVISORY COMMITTEE

December 3, 2025

5:30 PM

## MINUTES

Approved: [Signature]

Date: 1/7/26

The regularly scheduled meeting of the Edwardsville Bicycle and Pedestrian Advisory Committee was held at 5:30 p.m. at City Hall located at 118 Hillsboro Avenue in Edwardsville, Illinois.

### I) ROLL CALL:

<u>Present</u>	<u>Absent</u>
Aaron Newcom, Chair	Ashley Cox
Emily Morrison, Vice Chair	
Danielle Adair, Secretary	
Paul Brazier	
Bryan Frost	
Colin Gibbons	
Evie Hemphill	
Theresa Pauli	
Mason Schaefer	
Jason Stacy	
Breana Buncher, Staff	
Cathy Hensley, Staff	

II) PUBLIC COMMENT: None.

III) APPROVAL OF MINUTES: Schaefer made a motion to approve the minutes of the November meeting, seconded by Morrison. Motion passed unanimously.

### IV) OLD BUSINESS:

- a) Bike Rack Bonanza - No updates.
- b) City Updates - The city has a new Assistant City Planner who will start in January. The Bike Parking Ordinance is moving forward.
- c) Adopt-a-Sidewalk/Winter Sidewalk Clearance -Members shared issues with plows leaving snow piles in front of crosswalks and expressed desire for better clearing of sidewalks. Buncher will discuss issues with Zwijack. Hensley discussed the possibility of encouraging posts which could be presented in combination with other related-snow guidance.

### V) NEW BUSINESS:

- a) Marketing Materials/Booth Discussion - Newcom proposed brainstorming options for providing an option at booths that would help people understand what the committee does. Adair recommended a magnet with a QR code. Stacy recommended including a brief description of what we do. Newcom also proposed a bike parking map. He encouraged the committee to think about other options.
- b) FY 2026-2027 Work Plan - Committee discussed the prepared work plan and made adjustments as needed. Adair made a motion to approve the work plan as drafted, seconded by Brazier. Motion passed unanimously.
- c) New Subgroup Items - Nothing further.
  - i. Education & Safety
  - ii. Policy & Infrastructure
  - iii. Community Engagement

**VI) INFORMATIONAL**

**VII) ADJOURNMENT:** With no further business to discuss, Morrison made a motion to adjourn; seconded by Gibbons. Motion passed unanimously.