



Meeting Date: January 20, 2021
Meeting Time: 7:00 P.M.
Meeting Location: City Hall
 118 Hillsboro Avenue
 and via Zoom

PLAN COMMISSION AGENDA

Commission Members

John McDole, Chair
 Michael Boline, Vice Chair
 Beth Schlueter, Designated Alt.
 Greg Coffey
 David Gerber

Brian Pepper
 Mike Pierceall
 Kent Scheffel
 Cari Wenczewicz
 Kevin West

Please click the link below to join the webinar:

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Passcode: 472084

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I. ROLL CALL

- II. PUBLIC COMMENT:** *Members of the public may submit comments to this meeting by calling 618-307-1715 and leaving a message or by emailing publiccomment@cityofedwardsville.com. Comments will be read at the meeting.*

III. APPROVAL OF MINUTES

- A. Regular Meeting Minutes – 12-17-20

IV. PUBLIC HEARINGS

- A. Case 2021-02 (Aldrup / E. Park Area): The proposed rezoning of a tract of land generally described as the 114 S Fillmore Street and the properties to the south and all of those

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properties on the north side of East Park Street to South Brown Avenue, including all of the properties on the west side of South Brown Avenue to its intersection with the MCT Bike Trail and including the MCT Bike Trail to its intersection with Wolf Street. The proposed rezoning area also includes those properties on south side of E. Schwarz Street from S. Brown Ave. to (and including) 412 East Schwarz Street and the properties on the west side of South Fillmore Street from 233 S Fillmore Street to the intersection with East Park Street and all of the properties on the east side of S. Fillmore Street from E. Schwarz to E. Park Street. Also including all properties on the south side of E. Park Street between S. Fillmore and S. Brown Avenue, and those properties on the north and south sides of Aldrup Street from S. Fillmore to S. Brown Ave. Properties within this area are proposed to be rezoned from R-2 Multiple Family Residence District to R-1 Single Family Residence District. The area also includes two parcels at the northeast corner E. Park Street and the alley to the west of S. Brown Avenue, which are proposed to be rezoned from M-1 Light Manufacturing District to MU-1, Downtown Mixed Use District.

- B. Case 2021-03: A proposed rezoning of a tract generally described as all properties on the south side of Randle Street from western boundary of the parking lot at 300 St. Louis Street to North Myrtle Street and including those properties on the east side of Myrtle Street to the intersection with St. Louis Street and including the properties on the south side of St. Louis Street to the intersection with West Street. Including all properties on the east side of West Street between St. Louis Street and West Schwarz Street. Also including properties on the east side of Benton Street from W. Park Street to St. Louis Street and including all properties on north and south side of St. Louis Street from S. Benton Street to the intersection with North Myrtle Street and the properties on the north and south side of Ramey Street from Coventry Place to the intersection of Olive Street. Said properties within this area are proposed to be rezoned to MU-1 Downtown Mixed Use District. The area also includes the west side of the parking lot at 300 St. Louis Street, which is proposed to be rezoned to B-1B.
- C. Case 2021-04: The proposed rezoning of a tract of land generally described as 210 Lincoln Street and those properties on the southwest side of N. 2nd Street between Lincoln Street and West Union Street; including properties along the northwesterly side of West Union Street to north side of Kingshighway, including 801-821 Kingshighway; including properties on Elsie Street addressed as 515, 518, 519, 520 & 522 Elsie Street; also properties addressed as 320-334 and 428 West Union Street; Properties on the south side of N 2nd Street identified as 701, 803, 809 & 813 N 2nd Street to the intersection of W 4th Street and including 214, 216, 220 & 223 W 4th Street. Said properties within this area are proposed to be rezoned from R-2 Multiple Family Residence District to R-1 Single Family Residence District.
- D. Case 2021-05: The proposed rezoning includes the properties identified as 215 M Street, 1509 & 1505 N Second Street, in addition to a tract of land generally described as the properties on the South side of M Street addressed as and including 420 to 454 M Street, as well as 421 Schiller Ave. Also those areas bounded by the north side of M Street including 518 M Street and the Norfolk and Southern Corporation Railroad right of way on the north side of M Street to the intersection of Schiller Avenue including the properties on the south side of Phillipena Street to the intersection with Ritter Street and including the west side of Ritter to the intersection of M Street; including the properties on the North Side of M Street

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to the intersection of Hunicke Street; including all properties on Sanner Street. The area to be rezoned excludes the block bounded by Hunicke Street to the east, M Street to the south, Schiller Street to the west and Sanner Street to the north. The properties described herein are proposed to be rezoned from R-2 Multiple Family Residence District to R-1 Single Family Residence District.

V. OLD BUSINESS: None

VI. NEW BUSINESS: None

VII. ADJOURNMENT

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