



Meeting Date: January 22, 2020
Meeting Time: 7:00 P.M.
Meeting Location: City Hall, Council Chambers
118 Hillsboro Avenue

PLAN COMMISSION AGENDA

Commission Members

John Mullane, Chairman
Beth Schlueter, Vice Chairman
Mike Pierceall, Designated Alt.
Mike Boline
Greg Coffey

David Gerber
John McDole
Brian Pepper
Cari Wenczewicz
Kevin West

I. ROLL CALL

II. PUBLIC COMMENT

III. APPROVAL OF MINUTES

A. November 18, 2019 Regular Meeting Minutes

IV. PUBLIC HEARINGS

A. Case 2019-42: South Buchanan Street Rezoning:

Tract A - The proposed rezoning of a tract of land generally described as being located along the west side of South Buchanan between E. Schwarz Street and E. Linden Street and the east side of South Buchanan Street between E. Schwarz and Madison County Transit's Nickel Plate Trail. Said property is proposed be rezoned from B-2 Commercial / Business District to B-1C, Downtown Transition District.

Tract B - The tract of land includes one parcel at the northwest quadrant of the intersection of Wolf Street and S. Fillmore and 2 parcels at the northeast quadrant of the intersection of Wolf Street and S. Fillmore. The tract also includes all parcels south of Wolf Street on S. Fillmore, as well as a portion of the Nickel Plate Trail. Said property is proposed to be rezoned from B-2 Central Business District to MU-1 Downtown Mixed Use District.

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. Case 2019-47: 505 Development Group - Planned Unit Development – Development Plan. The proposed Planned Unit Development (PUD) is a ±2.48-acre site located at 32 South State Route 157, also identified as PID 14-1-15-15-07-201-006. The site is currently zoned B-2 Commercial / Business District. The proposed PUD will include one point of access on Route 157 and one five-story, mixed-use building.
- C. Case 2020-02: Phoenix Real Estate Services is requesting a PUD Amendment for Edwardsville Senior Living, located at 637 Hillsboro Avenue (PID: 14-2-15-11-08-203-014), in an R-2 Multiple Family Dwelling District. The text amendment will correct the percentage of building materials described in the PUD Narrative to match the approved elevations. No change will occur to previously approved elevations.
- D. Case 2020-03: Sanders Trust is requesting a PUD Amendment to Anderson Goshen Campus located on the north side of Goshen Road located ±285 feet east of the intersection of District Drive. The 10-acre site is more specifically identified as PIDs 10-1-16-19-00-000-001.011, 10-1-16-19-00-000-001.016 and 10-1-16-19-00-000-001.015, and is zoned Town Center District (I-55 Corridor). The proposed amendment will allow building #2 to be a two-story building, rather than a one-story building.

V. LAND USE CASE

- A. Hawthorne Hills – Phase 2
Final Plat
Developer: Hawthorne Hills LLC
Engineer: TWM

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT

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