

# PLAN COMMISSION

January 17, 2018

7:00 PM

## MINUTES

Approved: Veronica Armouti

### I. ROLL CALL:

<u>Present</u>	<u>Absent</u>
V. Armouti, Chairman	M. Brandmeyer
G. Coffey	W. Catalano
D. Gerber	D. Hummel
J. McDole	P. Pitts
J. Mullane, Vice Chairman	B. Powell
M. Pierceall	
M. Rabe	
B. Schlueter	
W. Williams, Staff	
R. Zwijack, Staff	
C. Porter, Staff	
L. Schneck, Staff	
E. Gowin, 22 Gateway Commerce Center Dr, Edwardsville	
J. Mundy, 22 Gateway Commerce Center Dr, Edwardsville	
J. Venvertloh, 600 Country Club View, Suite 1, Edwardsville	
A. & A. Ohms, 459 Tamarach Drive, Edwardsville	

### II. APPROVAL OF MINUTES

- A. One change to the minutes was pointed out on page 10, 4<sup>th</sup> paragraph from the bottom which should read, "Coffey stated the fees mentioned are "not" mandatory."

Minutes of the regular meeting for the November 20, 2017 meeting are hereby approved with the change noted.

MOTION: Mullane. SECONDED: Gerber. All Ayes.

### III. PUBLIC HEARINGS

- A. Case 2018-02: 157 Center  
Adam Ohms  
PUD Amendment

Cheryl Porter gave staff's report on the proposed amendment.

The Planned Unit Development is located a distance of 691 feet South of the Southwest corner of the intersection of Center Grove Road and South State Route Illinois 157 on the west side of South State Route Illinois 157. The PUD site contains seven (7) buildings addressed as 1, 2, 3, 4, 5, 6, 7 157 Center and more specifically known as PIDs, 14-2-15-22-00-000-017, 14-2-15-22-00-000-018, 14-2-15-22-09-102-001, 14-2-15-22-09-102-002, 14-2-15-22-09-102-003, 14-2-15-22-09-102-004, 14-2-15-22-09-102-004, 14-2-15-22-09-102-005, 14-2-15-22-09-102-006, 14-2-15-22-09-102-007. The property is zoned B-2 Commercial/Business district with a PUD overlay known as the 157 Center PUD from December 1996. The subject tract is fully developed and there are limited trees and landscaping associated with this 1996 PUD.

The City of Edwardsville provides sanitary sewer, water and fire protection to the subject tract. Electric and gas utilities are provided by Ameren Illinois. These were installed as part of the 1996 PUD. The subject tract is within the "Commercial" District on the 2010 Comprehensive Plan. The proposed PUD is consistent with the 2010 Comprehensive Plan. The subject property is generally flat in character. Site is accessible via a full entrance on South State Route Illinois 157. There are no public sidewalks in place along the portion of South State Route IL 157 that is adjacent to this PUD. Sidewalks were not required or installed along IL 157 when the 1996 PUD was approved.

Porter displayed the uses allowed for this PUD which were listed as Standard Industrial Codes.

The 157 PUD will remain unchanged except for the possible addition of one additional allowable use within the Planned Unit Development. The requested amendment would include the Standard Industrial Code 0742 for Veterinary Services for Animal Specialties. The addition of this SIC code would allow for the establishment of a veterinary practice in the PUD. The existing terms of the PUD approved December of 1996 will remain in effect.

Dr. Ohms, 459 Tamarach Drive, present to discuss his petition. Dr. Ohms stated the facility will be used primarily for veterinary services for dogs and cats. The only outdoor use will be for the dogs to relieve themselves. There will not be any outdoor housing of animals. It was his understanding that there were two codes: one for large animals and one for small animals. The code used will be for the small animals. There will be no kennels involved.

Porter stated staff recommends approval of the petition for veterinary services to be added to the PUD amendment.

No one to speak in favor of the petition.

No one present to speak against the petition.

The Land Use Committee also recommended to approve the PUD amendment as requested.

MOTION: Pierceall. Motion to approve. SECONDED: Rabe.

VOICE ROLL CALL: 8 Ayes, 0 Nays, 0 Abstains.

- B. Case 2018-01 Theatre View Commons  
 Developer: Contegra  
 Engineer: TWM  
 PUD – Development Plan

Cheryl Porter gave staff's report regarding the Development Plan for Theatre View Commons PUD.

The applicant is Contegra Construction which is the contract purchaser/developer. The subject PUD property totals 5.67 acres and is comprised of the majority of the Common Area that was initially platted in the Theater View Commercial Park. The site is West of Plum Street and North of Center Grove Road. (part of PID 14-2-15-23-00-000-020). The property is zoned B02 Commercial Business District. The 2010 Comprehensive Plan shows this tract as "Commercial" district.

The subject site is generally flat in character with a small wetland near Plum Street. The property is wooded and generally contains grassy vegetation that is minimally mowed or maintained. The City of Edwardsville provides sanitary sewer, water and fire protection to the subject tract. Electric and Natural gas utilities will be provided by Ameren Illinois. All utilities will be further extended throughout the PUD as necessary for development. Access will be from two existing cross access easements within the Theater View Commercial Park and one

was developed within the Theater View Commercial Park and more recently a shared use sidewalk connection to the MCT trail was completed by First to the Finish.

#### Staff Discussion

1. **Planned Unit Development:** Theater View Commons will contain 3 lots and be a commercial use Planned Unit Development that will feature office buildings and retail space. There are a total of four (4) buildings planned for the PUD.
2. **Access connections:** The development will be accessed through the existing entrance from Center Grove Road and Plum Street. One additional entrance will be provided from Plum Street for the development. There has been a provision made to provide access to the adjacent undeveloped parcel west of this PUD.

The site has an existing link to the MCT Trail system. Bicycle parking should be included in the development to compliment the trail accessibility from the subject site. The development has included provisions for pedestrian circulation within the development.

The City received a traffic study on October 10th for the mentioned project. This study was for the construction of a one story 22,400 sq. ft. retail building and a 3 story 27,600 sq. ft. office building. The submitted traffic study met warrants for installing a separate southbound right-turn lane and a separate northbound left-turn lane. Upon receiving the PUD Development plan, it was noted that the proposed plan did not match the traffic study. The developers' traffic engineer was notified that they would have to resubmit a traffic study that matches the development plan. Staff has not received a revised traffic study as of December 20, 2017. The outcome of this study may impact the access to the PUD and adjacent Right-of-way needs for IL Route 159-Plum Street.

Ryan Zwijack, City Engineer, stated staff received a revised traffic study and feels overall the traffic study matches the development. The study does warrant the installation of a northbound left-turn lane and also a southbound right-turn lane. These lanes are on a state route so IDOT will need final approval for the installation of those turn lanes.

Zwijack explained how the traffic study is conducted and how it is determined for peak times. There is an AM peak time and PM peak time which would be work times. There is also a Saturday Mid-Day peak time for this specific area. The study evaluates at all those peak times.

3. **Greenspace:** This requirement has been satisfied at the time the Theater View Commercial Park Subdivision was platted. The Subdivision provided 20,938 (0.48 acres) of passive green space at the time it was developed.

Members present discussed the green strip which was dedicated as greenspace. This land is recorded to The Bank of Edwardsville as the trustee. This area is outside of the PUD but satisfied the greenspace requirement for the entire Theatre View subdivision. It was asked why that strip had a different owner than the PUD.

Justin Venvertloh, TWM, present to respond to the question. When the original subdivision as developed, there were two separate common areas on the plat. One of the areas is the lot in question. It is outside of the PUD but still within the original overall development. The passive greenspace is dedicated to the association which will maintain that area. The covenants and restrictions will be recorded to reflect the maintenance of the greenspace area.

4. **Landscape:** A Landscape plan will be required at the time of submission for building permits for each of the lots. Landscaping shall be required to meet or exceed the minimum landscape standards required by ordinance and shall include the landscape screening planting along the western property line to screen the adjacent site.

5. **Setbacks:** Lot 5 and Lot 6 will require minimal setback variances as noted below. Both of the requested setback variances are internal to the site and will not affect adjacent properties or property owners.

The building on Lot 4 will maintain the required setbacks for the closest points in all directions.

The buildings on Lot 5 will maintain the required setbacks for the closest points in all directions except the north side which is adjacent to PUD Common-1. The required setback is 25 feet but the provided setback will be 22.81 feet.

The buildings on Lot 6 will maintain the required setbacks for the closest points in all directions except the rear which will be 21.25 feet in lieu of the required 25 feet.

6. **Parking: Provided Parking:**

Use	Proposed Sq. Ft.	Ord. Requirement	PS per Ord. Requirement	Total Provided
Lot 4 – Office	7,819	1 space/200 sf	39 ps	
Lot 5 – Multi-Tenant Retail	21,886	6 spaces/1,000 sf	132 ps	
Lot 6- Retail/or office	9,200 retail or 18,400 office	r-6 spaces/1,000 sf or 1 space/200 sf	92 ps	
<b>Total parking</b>			227 or 263 ps	216
<b>Difference</b>			11 or 47	

The difference between the ordinance requirement totals range and the provided parking is 11 or 47 parking spaces.

Internal Pedestrian Access has been addressed by the developer since the conceptual workshop with the addition of pedestrian walkways that connect the building sites within the PUD.

7. **Drive thru-facility:** Only one drive-through will be permitted for this site.
8. **Utility Extension:** The eight (8) inch water main will be extended to the West through the PUD development.
9. **Trash Enclosures:** Two (2) Trash enclosures have been shown and will be required to adhere to the City's screening requirements.
10. **Exterior Lighting:** Will be a mix of street lighting provided within the parking lot and building lighting on each individual building. The proposed parking lot light poles shall be a maximum height of 20-foot installed on a 3-foot concrete base for a total height of 23 feet. The proposed lighting will adhere to the ordinance of zero spillover at the property lines. All building mounted lighting to be installed so light is directed downward to eliminate glare from beyond the property lines and should be included in the photometric calculations.
11. **Phasing/Completion:** The PUD site work will be constructed in three phases.

*Phase 1* will consist of the development of Lot 5 which will include approximately 22,000 sq. ft. of retail and restaurant space within 2 buildings. It is anticipated this phase will break ground in Spring of 2018 with a projected completion of Fall 2018.

*Phase 2* will be the development of Lot 6 for a planned office or retail building located in the southeast corner of the development. It is anticipated this phase will break ground in 2019.

*Phase 3* will complete the development and will be the completion of Lot 4. It is anticipated this phase will break ground in 2020.

Greg Coffey stated there are two trash receptacles within the development. It looks like one of the receptacles is placed in public access. Can it be moved further south off of the public access area?

Justin Venvertloh stated they will move it back as far as possible. They tried to split up the two locations so one can service the building to the North and the other one to service the building to the South. There is a proposed stacking lane to the back of the building so there is not a real good location to put the dumpster behind the building. This was the next logical place to place it. They will look into a better option for this dumpster.

Board members discussed the proposed drive-through on the plans. It was asked if there was access from the First to the Finish site to the proposed development. Venvertloh stated there would not be access because of the difference of grade. There is about an 8-foot difference in elevation from Plum Street to the proposed development. The sidewalks will need to be reconstruction to accommodate the turn lane installation.

Mark Rabe asked if the property to the North would have any environment impact on this development. It looks like they used that property as a dumping area. Venvertloh stated Phase 1 is currently having an environmental survey done. The owners of the property to the North have made efforts to clean up their site.

Mike Pierceall stated after looking at staff's report, the parking may be from 5 percent all the way to 20 percent under the parking requirements.

John McDole stated this was mentioned at Land Use Committee meeting. The developers stated there would be one type of restaurant which will be a morning only type of restaurant within the development. This could eliminate some of the parking concerns. Beth Schlueter added that is assuming nothing ever changes on the site.

Mike Pierceall stated he could understand 5 percent but 20 percent variance is a lot. He suggested adding some parking to the West to meet the requirements.

Justin Venvertloh stated not all of the buildings have the tenants set in stone. The uses could change which could meet parking requirements.

Cheryl Porter stated the Public Works Director could approve a variance for parking up to 10 percent. The PUD can be approved without a variance. At the Land Use meeting, a different site plan was submitted. At the last minute a new site plan was submitted with the idea that Lot 6 would become either retail or an office. That meant staff had to go back and refigure the calculations for parking. The numbers are different at tonight's meeting from the Land Use Committee meeting. These numbers are now correct.

Justin Venvertloh stated the traffic study does not allow for a building of 9,200 square feet for retail. There would be too much traffic for that size building. That building will be reduced to 3,000 to 6,000 square foot for retail. It is in the interest of the developer to have enough parking. If there is not enough parking provided, the tenants will not stay. They intend to get a cross-parking agreement with the entire development including First to the Finish and Planet Fitness. The site plan submitted will not change and there will be no mixed use building on Lot 6. It will be either retail or office space but not a mixed use.

Veronica Armouti asked staff if the motion could be made contingent on the accommodation for the required parking. Porter stated there has never been an approval for a PUD based on contingencies. She explained that parking would only be an issue if the building becomes office space. Once the building has been built, no one knows who the future tenants will be.

Ryan Zwijack stated the development proposed will have a wide mix of uses. Offices will have set times unlike the other uses proposed. The times will be offset for other uses which will be beneficial for the development. He thinks the development will accommodate the parking proposed. Staff supports the parking variance.

Cheryl Porter also mentioned the vacant ground to the North which may get development in the future.

John Mullane stated the developer will know if the development does not have enough parking by the time they get to Phase 3 of the development which includes the restaurant.

Beth Schlueter stated she was concerned with approving a development knowing there will not be enough parking.

Veronica Armouti stated the tenants will make sure their business will have enough parking otherwise they will not lease the space. As mentioned, there is also the vacant ground to the North that may get developed in the future which may have cross-access.

No one present to speak in favor of the proposed development.

No one present to speak against the proposed development.

MOTION: McDole. Motion to vote for approval. SECONDED: Pierceall.

VOICE ROLL CALL: 6 Ayes, 1 Nay, 1 Abstain.

#### IV. LAND USE CASE

- A. Case 2018-03      Reserve  
                                  Developer: Richland Residential  
                                  Engineer: TWM  
                                  PUD –Final Site Plan

Cheryl Porter gave staff's report for the Final Site Plan for the Reserve PUD.

The applicant is New Poag Associates LLC. The property is located on the West side of New Poag Road, directly adjacent and North of the Enclave West PUD (now known as "Axis Edwardsville" (PIN 14-1-15-08-00-000-007). The property is 15.22 acres and zoned R-2 Multiple Family Residence District. The PUD contains 162 dwelling units, comprised of a mix of 2, 3 and 4 bedroom units for a total of 486 bedrooms. The buildings will contain (18 dwelling units per building, 9 residential buildings overall). Overall density will be 10.64 dwelling units per acre. Bedrooms per acre will be 31.93. The PUD has one primary entrance to the subject tract from New Poag Road.

A 10-foot wide multi-use sidewalk for bicycles and pedestrians will be provided just south of the entrance to the property, running parallel to and leading south along the New Poag Road right-of-way to the traffic signal and pedestrian crossing across New Poag Road. The applicants will provide 8-foot wide sidewalks around the perimeter of the entire parking area and automobile lanes. In addition, 5-foot wide sidewalks interior to the site connecting the "quad" areas are provided. The 8-foot wide sidewalks, when signed appropriately as a "jogging/walking path", will serve toward meeting the required 12% Active Greenspace for this PUD.

The topography is generally flat and gently rolling in character. The property is agricultural with some tree cover. The City of Edwardsville will provide sanitary sewer, water and police/fire protection to the subject tract. Electric and gas utilities are provided by Ameren Illinois. The 2010 Comprehensive Plan shows this tract as being within the "Neighborhood" area of the Plan. This designation is consistent with the residential nature of the proposed PUD.

**Staff Discussion:**

- 1. **Planned Unit Development:** Reserve is a residential student housing planned unit development containing 9 residential buildings in addition to a clubhouse and bathhouse.
- 2. **Access connections:** The PUD has one primary entrance to the subject tract from New Poag Road. An emergency ingress/egress has been provided along the south property line and will be paved with the development improvements providing an appropriate surface for emergency vehicle use. Internally, all roads will be privately owned and maintained within the PUD.

A cross-access easement near the southeast corner of the PUD will allow the subject tract to connect to the adjoining B-2 Commercial/ Business zoning district to the South. This will enable future pedestrian and automobile traffic to access the B-2 zoned land without having to access New Poag Road first. Additionally, this traffic will be able to use the traffic signal at Northwest University Drive.

- 3. **Greenspace:** The multi-family zoning designation requires a 20 percent greenspace dedication consisting of 8 percent active and 12 percent passive green space. The developer is providing a pool, gathering area, gardens, area for yard games, an eight-foot shared use sidewalk and courtyard that satisfy the 1.83 acre active greenspace requirement. Passive greenspace, 2.57 acres, has been provided along the northern property boundary. (Required per Ordinance is 1.22 acres.) The total greenspace provided for this development exceeds the ordinance requirement of 20 percent. The total greenspace required for this development is 3.04 acres. They will be providing 4.40 acres.
- 4. **Amenities:** Features for the PUD will include a Clubhouse with a fitness facility that will include a yoga studio, tanning facility, computer lab, game room with pool table and outdoor bathrooms for the pool.
- 5. **Landscape:** The PUD is required to adhere to Section 1228 Landscaping and Screening of the ordinance. Landscaping shall be required to meet or exceed the minimum landscape standards required by ordinance.
- 6. **Setbacks:** Will be provided as follows: front yards will be 30 feet, side yards will meet the minimum of 20 feet between structures, and rear yards will be 30 feet.
- 7. **Architectural Requirements:** All 12 buildings will have pitched roofs. Note that the buildings will NOT include balconies, but will have an “open breezeway” design.

Residential Buildings	Clubhouse/Bathhouse	Maintenance
30% brick/masonry	50% brick/masonry	100% vinyl
30% cement fiberboard	50% cement fiberboard	Architectural Asphalt Shingles
40% vinyl	Architectural Asphalt Shingles	
Architectural Asphalt Shingles		

- 8. **Parking:** Parking provided will comply with City ordinance space requirements and consist of 537 parking spaces including 11 handicap parking spaces.
- 9. **Trash Compactor:** One (1) Trash compactor has been provided near the entrance to the development and shall comply with the City of Edwardsville screening requirements.
- 10. **Staff/Security:** There will be multiple staff members on site for day to day operations. Support staff will include a General Manager, Leasing Manager, Resident Manager, Maintenance, support staff and student assistants. A security company will be employed to monitor the site as needed at the discretion of the Property Manager.

Security cameras will be located throughout the facility, including breezeways on each floor of the buildings, clubhouse, pool, trash compactor and surrounding area. The security cameras will be monitored 24 hours a day.

11. **Exterior Lighting:** Will be a mix of street lighting provided within the parking lot and building lighting on each individual building. The proposed parking lot light poles shall be a maximum height of 20-foot installed on a 3-foot concrete base for a total height of 23 feet. The parking lot light fixtures shall be "shoe-box" style with downward facing lights.

Exterior lighting for parking lots and building wall pack units will adhere to the ordinance of zero spillover at the property lines. All building mounted lighting to be installed so light is directed downward to eliminate glare from beyond the property lines and should be included in the photometric calculations. Because of the sensitive nature of the site location, best practices lighting techniques that further reduce glare/spillover as found at [darksky.org](http://darksky.org) or similar resources are strongly encouraged.

12. **Fencing/Screening:** A vinyl coated chain link fence has been provided along the western property line of the development.

An eight (8) foot vinyl fence is provided along the northern property line and will start at the northwest corner of the property following the parking lot layout and continue to the eastern property line. The interior face of the fence shall have evergreens or other plantings placed at regular intervals to break up the fence profile.

13. **Stormwater Detention:** The property owner will be responsible for inspections and maintenance of the stormwater detention basins as required per the stormwater maintenance agreement.

14. **Environmental and Conservation:** The PUD site has no floodplains, wetlands or environmental concerns.

An Eco CAT was submitted and consultation with Illinois Department of Natural Resources (IDNR) was required due to the proximity of the project to Bohm Woods Nature Preserve. The consultation resulted in a vegetative buffer strip along the northern side of the fence between the proposed fence and the existing tree line. The vegetative buffer strip will be native species from a list provided by IDNR. In addition, a conservation easement has been dedicated to IDNR. The conservation easement includes the buffer strip in addition to the existing tree line. The easement will be maintained by IDNR in perpetuity.

15. **Signage:** Signage provided for the development will comply with the ordinance requirements for placement and size. The sign will be placed at minimum 13-foot from the property line and not exceed 8 feet in height and 40 square feet in area.

16. **Phasing/Completion:** The PUD will be constructed in two phases with a projected completion date of both phase of July 1, 2019.

John Mullane asked what about the slight change in layout. Porter stated there has been an addition of a bath house because of a condition of the state requirements by the health department. McDole added the last residential building was too far from the pool which then required the facility to be added.

John Mullane wanted to make sure the residents in the area had their questions resolved because of the large interest from the public at the last public meeting on this development. He understands there is no one present at this meeting but wanted to make sure. Porter stated those were addressed at the time of the Development Plan. The concerns were light spilling and the nature preserve and natural species that live next to this development.



Greg Coffey requested the detention be called out on the plat even though it is private. Venvertloh stated he could add it to the utility plan. Zwijsack added the entire lot is addressed in the stormwater maintenance agreement.

Mike Pierceall asked where the location of the trash compactor was. Venvertloh pointed to the area at the entrance of the development. Pierceall asked if there was any other location which would serve the development better. Venvertloh stated the developer has 30 other locations with the same layout and has not had a problem with trash.

Pierceall asked if construction has begun.

Justin Venvertloh stated the mass grading is complete. The sanitary sewer is complete but still needs to be tested. The storm sewer is about 50 percent complete. The civil work could be done within one month.

Eric Going with Contegra Construction wanted to add if students or occupant leaves their trash lying out, they would be fined and added to their rent assessment. There will be constant patrol of the site.

David Gerber asked if the emergency access would be a paved two lane road. Ryan Zwijsack stated it would be paved but only the width of the driveway. The driveway will be paved up to the cross access easement.

MOTION: Coffey. Move for approval. SECONDED: Mullane.

VOICE ROLL CALL: 8 Ayes, 0 Nays, 0 Abstains.

#### **V. OLD BUSINESS**

None

#### **VI. NEW BUSINESS**

None

#### **VII. NEXT MEETING**

**Wednesday, February 21, 2018 at 7:00 p.m. in City Council Chambers, 118 Hillsboro Ave.**

#### **VIII. ADJOURNMENT**