PLAN COMMISSION  
January 22, 2020  
7:00 PM  
MINUTES

Approved: 
Date: 2/20

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

I. ROLL CALL:

Present:
M. Boline  
D. Gerber  
M. Pierceall, Designated Alternate  
C. Wenczewicz  
C. Miller, Staff  
R. Zwijack, Staff  
W. Williams, Staff  
G. Coffey  
John McDole  
B. Pepper  
C. Porter, Staff  
L. Schneck, Staff  
E. Williams, Staff  
J. Stack, Alderman Ward 3

Absent:
J. Mullane, Chairman  
B. Schlueter, Vice Chairman  
K. West

N & D Meyer, 150 S. State Rte 157, Edwardsville  
J. Pifer, 309 S. Fillmore St., Edwardsville  
J. Henderson, 309 N. Main Street, Edwardsville  
M. & J. Edwards, 413 S. Fillmore, Edwardsville  
B. Eck, 5530 Schwarz, Highland, IL  
K. Page, 5 Fairway Drive, Edwardsville  
C. Prichard, 113 Seaboard Lane, Franklin, TN  
R. Ferguson, 662 Chapman St., Edwardsville  
J. Venvertloh, 600 Country Club View, Edwardsville  
A. Crunle, 7112 Crossroads Blvd, Brentwood, TN  
T. Cain, 1004 N. 2nd St., Nashville, TN  
M. Pfund, 7455 Pin Oak Rd., Edwardsville  
D. & J. Jellen, 40 S. State Rte 157, Edwardsville  
P Johnston, 420 S. Benton, Edwardsville  
L. Brubaker, 304 Lindley, Edwardsville

II. PUBLIC COMMENT

No public comments received.

III. APPROVAL OF MINUTES

A. Minutes of the regular meeting for November 18, 2019.

MOTION: Mr. Coffey. Approval of the minutes are so moved. SECONDED: Mr. Gerber. All Ayes.

Minutes of the October 21, 2019 meeting hereby approved.
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 to be rezoned from B-2 Commercial / Business District to B-1C, Downtown Transition District.

Staff gave their report as outlined in the Zoning Administrator's Report. The Finding of the Fact was included in this report.

No one present to speak in favor of rezoning Tract A.

J. Pifer, 309 S. Fillmore, asked for clarification of the changes being made with this request and how it will impact the neighborhoods.

P. Johnson, 420 & 424 S. Buchanan Street, questioned the future development of the two properties he owns since they are located between Dairy Queen and Auto Zone. One of the issues he pointed out would be the parking requirement in the rear. The board acknowledged there is a process which could grant variances if it was felt appropriate.

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.

Staff gave their report on this proposed rezoning as outlined in the Zoning Administrator's Report. The Finding of the Fact was also addressed during this report.

The board compared the bulk regulations between the two new zoning districts.

No one present to speak in favor of the proposed rezoning of Tract B.

J. Edwards, 413 S. Fillmore, asked how this would affect her property. Staff explained this rezoning would eliminate the grandfathered non-conforming use. The property could stay as the current residential use or could be sold for a commercial use. She stated she is okay with this rezoning.

J. Pifer, 309 S. Fillmore, felt there was an alternative reason for the proposed zoning changes.

MOTION: Mr. Coffey. Move to rezone Tract A and B as presented by staff. SECONDED: Mr. Gerber.

VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstains.

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.

Staff gave their report on this development as outlined in the Zoning Administrator’s Report.

The engineer for this development has been in contact with the neighboring property owner to create a conservation easement agreement. He agreed to install a six-foot fence as requested by staff but with the grade difference from the neighboring properties, he didn’t feel it would be beneficial. The entrance proposed is in the process of being approved by IDOT. The developer has been talking with MCT to get a connection to the bike trail on Esic Drive.
The board agreed the proposed screening could be left to staff to work with the developer for a resolution.

L. Brubaker, 304 Lindley, expressed her concerns with the entrance onto State Route 157.

D. Jellen, 40 S. State Route 157, expressed his concerns with the clearing of the lot which affected the greenspace. He also asked about the elevation change at the right-of-way. Staff explained that IDOT will review the entrance to this property. He also pointed out a discrepancy of 8-foot in property lines marked by their surveyor. The engineer acknowledged this issue and assured Mr. Jellen it will be resolved. Staff added this would be a civil matter which the City will not get involved with. Mr. Jellen stated he had his property surveyed by Madison County Surveyors. The developer has had their property surveyed by CMT.

J. Jellen, 40 S. State Route 157, was concerned with the change from a four-story building to a five-story building. She is also concerned with the lighting from the parking lights and vehicles affecting her house.

An email was read for the record from Mr. Lexow stating he was in favor of this development.

Staff recommends approval of the PUD with the following contingencies:

1. The provision of additional screening to meet the ordinance requirement for the final +130 of the eastern property line adjacent to the residential properties;
2. Execution of a separate agreement for the off-site bike trail connection/improvements; and
3. Provide an irrevocable letter of credit for said off-site improvements.

The board understood the challenges faced with the first contingency. It was suggested by the engineer they could move the fencing forward toward the parking area to improve screening. It was also discussed the property may not be acquired by the City for some time. The board suggested to make a condition of the off-site improvements to be completed within a certain time frame, the developer will have to buy out the active greenspace.

MOTION: Mr. Gerber. Recommend approval of Case 2019-47 a PUD subject to the requirement that the developer provide additional screening along the east property line from the residential property as the location in which is determined by staff which can be fencing or landscaping material in accordance with the ordinance. Additionally, the developer to provide an irrevocable letter of credit for the off-site bike trail/sidewalk connection improvements that extend in the property which are shown on the plans along the entrance of the property and along Route 157 connecting to the MCT Trail at the intersection with lights with a 24-month expiration date. SECONDED: Mr. Coffey.

VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstains.

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.

Staff explained this PUD Amendment is strictly to correct language in the PUD for the building material percentages. If they would have built according to the language, it would not have matched the elevations submitted in the original PUD. Nothing else is changing.

The engineer for this development reiterated what staff has presented.

L. Brubaker wanted confirmation that the development has not changed in any way from what was previously presented. The board agreed that this is just the narrative change and no change in the design.

No additional comments made from the audience.
MOTION: Mr. McDole. Move for the recommendation of approval for the proposed PUD Amendment. SECONDED: Mr. Boline.

VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstains.

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 PID#s 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.

Staff gave their report for this PUD Amendment as outlined in the Zoning Administrator’s Report.

The developer gave a presentation for this development. This will be a 2-story hospital for physical therapy.

The City Engineer added this building has more square footage but will be a less intense use for the site.

The President of Anderson Hospital stated they have purchased additional land to the west so they may have to amend the PUD again or add an additional phase to this development.

No one present to speak against the petition.

L. Brubaker wanted to express her excitement for this new development.

MOTION: Mr. Gerber. Motion to recommend approval of the PUD Amendment for Case Number 2020-03 as presented by staff. SECONDED: Mr. McDole.

VOICE ROLL CALL: 6 Ayes, 0 Nays, 1 Abstains.

V. LAND USE CASE

A. Hawthorne Hills – Phase 2

   Final Plat
   Developer: Hawthorne Hills LLC
   Engineer: TWM

   Staff gave their report on the Final Plat as outlined in the Zoning Administrator’s Report.

   MOTION: Mr. Pepper. Motion to approve the Final Plat as submitted for Hawthorne Hills Phase 2. SECONDED: Ms. Wencewicz.

   VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstains.

VI. OLD BUSINESS

   None.

VII. NEW BUSINESS

   None.

VIII. ADJOURNMENT

   Motion to adjourn by Mr. Gerber. All Ayes. Meeting adjourned.