

**LAND USE COMMITTEE**  
**EDWARDSVILLE PLAN COMMISSION**  
*January 24, 2019*  
**7:00 PM**

**PRESENT**

John Mullane, Chairman  
 John McDole, Vice Chair  
 Dorothy Hummel  
 Veronica Armouti, PC Chairman  
 Emily Fultz, Staff  
 Walt Williams, Staff  
 Lisa Schneck, Staff  
 Justin Venvertloh, Thouvenot Wade & Moerchen Inc.

**ABSENT**

Mark Rabe

At the regular meeting of the Plan Commission's Land Use Committee, the following item was discussed:

- A. Case 2019-02:      157 Center – Outlot 2  
                              PUD Amendment  
                              Developer: GG Madison LLC  
                              Engineer: Thouvenot Wade & Moerchen Inc.

Emily Fultz gave a brief overview of the PUD Amendment for 157 Center – Outlot 2. The PUD was originally approved in 1996. The subject property is Outlot 2. This site is the former Shenanigans. They are requested an 18-foot setback on the south setback instead of the required 25 feet. This is all that will be changing. They will be putting an addition on where the current patio exists so that is why they needed the reduced setback. They will be updating the façade also.

Justin Venvertloh, Thovenot Wade & Moerchen Inc. was present to answer any questions. Renderings of the upgrades to the building have been provided. They will be moving the entrances from its current location to the Route 157 side of the parcel. There will be two separate entrances for each tenant on the eastern side the building. They will be adding a few more parking spaces along the building and redoing some sidewalks. The existing outbuilding/shed will be removed. They will also be redoing the dumpster enclosure. The site improvements are straight forward. They will be reconfiguring the handicapped spaces to line up with the building exits. He confirmed that one tenant space will be for a nail salon.

John Mullane confirmed they will be building in the patio, removing the shed, and asking for a 7 foot reduction in setback.

Emily Fultz explained this PUD does not have any façade requirements. The plans show the XOXO design on the front of the building which would be considered as signage. According to the current sign ordinance, this would exceed the allowable amount. If they want this, it would need to be requested with the PUD amendment to make it part of the package. She also pointed out that since this was within a current PUD, all the owners within the PUD would have to agree with the amendment.

Motion: McDole. Move to forward to Plan Commission for approval. **SECONDED:** Hummel. Ayes: 3, Nays: 0, Abstain: 0.

**REMINDER:**

**PLAN COMMISSION MEETING: *Wednesday, February 20, 2019 at 7:00 p.m.* at City Hall, City Council Chambers, 118 Hillsboro Avenue.**