

ORDINANCE SUB-COMMITTEE
EDWARDSVILLE PLAN COMMISSION
February 14, 2022
6:00 PM

Approved: Kent Scheffel
 Date: 3/14/22

I. CALL TO ORDER

PRESENT

Kent Scheffel, Chair
 David Gerber
 Tim Harr
 Ashley Niebur Sharp
 Emily Calderon, Staff
 Breana Buncher, Staff
 Tammy Kehrer, Staff

ABSENT

Andrea Miracle
 Mike Pierceall

A meeting of the Plan Commission's Ordinance Sub-Committee was held on Monday, February 14, 2022, and the following proposed ordinance amendments were discussed:

II. PUBLIC COMMENT: None

III. APPROVAL OF MINUTES

A. Approval of the minutes from the December 6, 2021 meeting.

MOTION: Mr. Harr. SECONDED: Mr. Gerber.
 4 Ayes, 0 Nays, 0 Abstain

IV. STAFF PRESENTATION AND COMMITTEE DISCUSSION

A. Revised I-55 Development Code

In order to meet the intent of the City of Edwardsville Comprehensive Plan and address the various development considerations of the District, the I-55 corridor zoning district is designated into five subdistricts as follows:

- 1.) Residential
- 2.) Regional Commercial
- 3.) Gateway Development
- 4.) Mixed Use Commercial
- 5.) Town Center

Emily Calderon stated she would like to change all the names of the districts that are in the current draft.

The original Town Center on the map was 30 acres and staff is anticipating the new area to be 15 acres.

The biggest issue with the existing code is that it's setup to function based on lot and building types. The new draft has eliminated this.

For each of the building types, they all have different bulk regulations. They each have a different minimum lot width and setback requirements. You have to understand where your user fits into the building types so the lot can be platted at the appropriate width.

Bulk regulations are now being applied based on the zoning district and not on the building and lot type. This would be the biggest change in this code. This is more like a traditional zoning code.

Frontage types have been kept in the code and there are specific elements identified.

They have prioritized greenspace. An idea that is in the new code is land banked future parking. This would allow a business to have less parking as long as they are setting aside space for parking if it is ever needed and it has to be dedicated that way on the plat and there has to be an agreement that is recorded.

Some of the architectural standards have been kept but overall are less than what was in the original code.

Kent Scheffel stated there are a lot of similarities between Mixed Use Commercial and Town Center. He asked if they are going to get rid of the Town Center name, could it all be referred to as Mixed Use Commercial. Emily Calderon said as the draft is written, they will allow multi-family above commercial in the Town Center as a permitted use and in Mixed Use Commercial it would be a special use. She said the major difference between the two is that Town Center does have buildings like Anderson Hospital up to the front property line with parking behind and the Mixed Use Commercial actually allows a teaser row of parking in the front with additional parking to the side and behind.

Emily Calderon stated 13 purpose statements were combined and are now down to 6.

With the new code, they are updating the zoning districts, specifically where they are located and the names. The architectural standards and design guidelines will be much less intense than the original code.

Ashley Niebur Sharp stated she would like to see more stringent requirements on Commercial.

Some key elements of the new code are shared parking, land banked future parking, bicycle parking, and the distinction between location of parking for Town Center and Mixed Use Commercial.

With the new code, the Town Center portion needs to be developed as a PUD. The idea would be that it would be a 15 acre minimum.

There are supplemental regulations in the new code for fuel centers and hotels. For fuel centers, residents did not want truck stops there.

The updated code will be going from 122 pages to 20 pages.

V. NEW BUSINESS: None

VI. OLD BUSINESS: None

VII. ADJOURNMENT

Meeting adjourned by Mr. Scheffel.