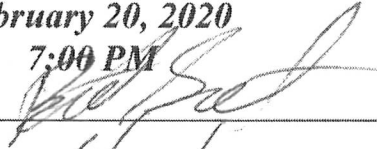


**LAND USE COMMITTEE  
EDWARDSVILLE PLAN COMMISSION**

*February 20, 2020*

*7:00 PM*

Approved: \_\_\_\_\_



Date: \_\_\_\_\_

*6/22/20*

**PRESENT**

John McDole, Vice Chair	Michael Boline
David Gerber	Brian Pepper
Cari Wencewicz	John Mullane, PC Chairman
Cheryl Porter, Staff	Caleb Miller, Staff
Lisa Schneck, Staff	
J. Venvertloh, Thouvenot, Wade and Moerchen, Inc.	

**ABSENT**

Beth Schlueter, Chairman  
Kevin West

**I. APPROVAL OF MINUTES**

A. Land Use Minutes of December 19, 2019

MOTION: Mr. Gerber. Approval of the minutes of December 19, 2019 are so moved.  
SECONDED: Mr. Boline. All Ayes.

**II. PUBLIC COMMENT**

No public comment recieved.

**III. LAND USE CASES**

A. Case 2020-06 157 Center Outlot 2  
PUD Amendment  
Developer: GG Madison LLC  
Engineer: TWM

Staff gave their report as outlined in the staff report. In May 2019, a PUD Amendment was approved for the side yard setback to be reduced to eighteen feet. Now they are asking for this same side yard setback to be reduced further to eight foot for the installation of a kitchen. All other items of the PUD will remain the same. Staff has no objection to the addition to go up to eight feet to the property line. It is appropriate though, to request the approval based on the building envelope only rather than granting an eight-foot setback all along the entire southern property line. The building envelope will allow for the building addition as planned but eliminate any futher expansion along the entire south property line which would impact parking.

Staff recommends approval of the Amended PUD Development Plan with the condition that a building envelope is added.

The engineer with TWM discussed with staff what was expected on the revised plat. The engineer also explained there was an existing kitchen in the building which was torn out during the remodel. Originally there was no plan to provide food service there but now there

during the remodel. Originally there was no plan to provide food service there but now there is a demand for it.

MOTION: Mr. Gerber. Motion to recommend approval of the PUD Amendment with staff comments as noted. SECONDED: Ms. Wencewicz.

VOICE ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain.

- B. Case 2020-09    Edwardsville Senior Living  
                          PUD – Site Plan  
                          Developer: Phoenix Real Estate  
                          Engineer:    TWM

Staff gave their report on this site plan. Staff pointed out there will also be a text amendment for this site which will be heard by Plan Commission at their next meeting. The text approval will be for the approval of the site plan prior to the installation of improvements which can be approved by submitting a letter of credit. This will need to be approved in order to get the funding for the project.

Staff recommends approval of the PUD Site Plan with the requirement of a Letter of Credit.

Staff asked the engineer for the status of the easement dedication and ROW Plat. The engineer will contact the City Engineer to discuss those items.

MOTION: Mr. Gerber. Motion to approve the final Site Plan with staff's requirement of the Letter of Credit. SECONDED: Ms. Wencewicz.

VOICE ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain.

#### IV. ADJOURNMENT

Motion to adjourn by Mr. Gerber. All Ayes.

#### **REMINDER:**

**PLAN COMMISSION MEETING: *Monday, March 16, 2020 at 7:00 p.m.* at City Hall, City Council Chambers, 118 Hillsboro Avenue.**