

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

Approved: Kent Scheffel
 Date: 4/11/22

I. CALL TO ORDER

PRESENT

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

ABSENT

Andrea Miracle

A meeting of the Plan Commission's Ordinance Sub-Committee was held on Monday, March 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 February 14, 2022 meeting.

MOTION: Niebur Sharp SECONDED: Gerber
 ROLL CALL: 4 Ayes, 0 Nays, 1 Abstain (Pierceall)

IV. STAFF PRESENTATION AND COMMITTEE DISCUSSION

A. Revised I-55 Development Code

There were some questions about the purpose statement last time, particularly about Urban Design, Architectural Character, and Environmental Design. With regard to Urban Design, it is hard to determine what feelings of safety and comfort mean. Emily Calderon said she would like to re-word this part. She would like to remove the word "feelings." She suggested changing it to read as follows: Create developments that result in safe and comfortable spaces and then make a general statement that says the development would connect people and places with each other.

David Gerber stated the intent of this area would be that it would be more urban than rural in 20 years.

Emily Calderon went over the zoning subdistricts to make sure they are being accurately described.

With regard to Residential, Emily Calderon asked the Committee if they envision this area as a low density area and, if not, do they envision any multi-family uses. She said multi-family uses are currently not part of this plan at all but stated it needs to be addressed somehow.

Tim Harr stated he is not comfortable saying it's low density or high density. He feels it is market driven on a case by case basis.

Mike Boline believes it makes sense to have a buffer where you allow some multi-family.

Kent Scheffel believes the proximity to the interstate could create some market demand for higher density for people that would be commuting to St. Louis.

Emily Calderon said the Regional Commercial area was written with it being more auto oriented. There are bulk regulations for site and building design and setbacks.

Kent Scheffel said it makes sense for the northern area of Regional Commercial but when you get to the southern area of it, then it doesn't seem to fit as well down there.

David Gerber asked if there had been any discussion regarding a southbound entrance to St. Louis and a northbound exit to come home from St. Louis at Goshen Road. He feels if that's in the long term plan, then the Regional Commercial would make sense on the south end. Emily Calderon said she doesn't know how feasible an interchange would be there.

Mike Pierceall believes that wouldn't even be considered within a 15 year timeframe.

Tim Harr stated IDOT wouldn't even consider that until it would be fully developed.

David Gerber asked if the south part wasn't Regional Commercial, then would it be Mixed-Use Commercial. Mike Pierceall believes it would be Mixed Use.

Tim Harr said the City would want services and other amenities there by the Park for people to use.

Emily Calderon believes the southern part of Regional Commercial could be split having the west part be Mixed-Use Commercial and to the east it could be Gateway Development.

The Gateway Development area would comprise larger office parks, hotels, and commercial medical facilities immediately around the interchange.

Mike Boline asked if walkability in that area would be lost. Emily Calderon stated that it is possible.

The name for Gateway Development will be changed. It is TBD.

The Mixed Use Commercial area is urban in character but it would include mixed uses, commercial uses, and residential uses. Drive-thru's are considered Special Uses in this area.

The Town Center area is meant to be the focal point of the district and is very pedestrian in nature. They are hoping to do this as one cohesive development that is about 15 acres. Emily Calderon stated when there is a development in the Town Center area, they would look at re-

classifying the other part of it to Mixed Use Commercial. She also received a suggestion to change the name from Town Center to Goshen Center.

Ashley Niebur Sharp stated if multi-family is allowed in Town Center and Mixed Use Commercial, then she does not want to see that expand south into the Residential area.

Tim Harr asked if the City's housing study would look into the number of multi-family housing and whether or not it's saturated or could use more. Emily Calderon said it would not only look at affordability but the demand for housing types.

Mike Pierceall asked what the status of the housing study is. Emily Calderon responded that a group has been hired and they will have a kick-off meeting at the end of March for staff to meet with them. There will be public engagement with this as well.

Emily Calderon stated there was a transportation and growth plan adopted at least 10 years ago.

The new draft of the code allows what's called teaser parking in front of the building in the Mixed Use Commercial area. There would be no more than one double row of parking permitted between the principal structure and the front property line.

Mike Boline said he would like to see street parking in both Town Center and Mixed Use Commercial.

The Committee discussed different parking scenarios and examples of how current developments have their parking.

V. NEW BUSINESS: None

VI. OLD BUSINESS: None

VII. ADJOURNMENT

Meeting adjourned by Mr. Scheffel.