

PLAN COMMISSION

March 16, 2020

7:00 PM

MINUTES

Approved: /s/ John Mullane

Date: April 20, 2020

The regularly scheduled meeting of the Edwardsville Plan Commission was held at 7:00 p.m. at the Wildey Theater, located at 252 North Main Street in Edwardsville, Illinois.

I. ROLL CALL:

	<u>Present</u>		<u>Absent</u>
M. Boline		G. Coffey	J. McDole
D. Gerber		J. Mullane, Chairman	K. West
M. Pierceall, Designated Alternate		B. Pepper	
B. Schlueter, Vice Chairman		C. Wencewicz	
E. Fultz, Staff		L. Schneck, Staff	
W. Willaims, Staff		J. Venvertloh, TWM	

II. PUBLIC COMMENT

No public comments received.

III. APPROVAL OF MINUTES

A. Minutes of the regular meeting for February 19, 2020.

MOTION: Mr. Coffey. Motion to approve the minutes of February 19, 2020. SECONDED: Mr. Gerber. All Ayes.

Minutes of the February 19, 2020 meeting hereby approved.

IV. PUBLIC HEARINGS

- A. Case 2020-08: Edwardsville Senior Living
PUD Amendment
Developer: Phoenix Real Estate
Engineer: TWM

Staff gave their report.. This report will include the discussion of the PUD Site Plan case also on this agenda. The PUD Amendmend requested is for the approval of the PUD Site Plan prior to the installation of the improvements with the submittal of a Letter of Credit. All other items within the PUD will remain the same. This is being requested to finalize the financing for the project. Staff has no concerns as a Letter of Credit is required anyway. Staff recommends approval of the amendment. Staff also recommends the PUD Site Plan be approved contingent upon the Letter of Credit being approved by City Council.

No one present to speak in favor of the PUD Amendment.

No one present to speak against the PUD Amendment..

MOTION: Mr. Gerber. Motion to approve the PUD Amendment. SECONDED: Mr. Pepper.

VOICE ROLL CALL: 8 Ayes, 0 Nays, 0 Abstains.

- B. Case 2020-12: Ironworks Plaza
 PUD Amendment
 Developer: Ironworks Plaza LLC
 Engineer: TWM

Staff gave their report for this PUD Amendment. The amendmends requested are as follows:

1. The PUD Development Plan will permit any of those uses in the B-2 Zoning district on lots 4, 5 & 6.

Staff believes there are some permitted uses within the B-2 District which would not be appropriated for this PUD. The list was outlined in the Admininstrator's Report.

Staff also pointed out the PUD Development Plan was approved with one drive-through, located on the south side of Lot 5. It should be noted that this location remains the appropriate location for the one drive-through permitted with this PUD.

2. The Final Plan and Final Development Plan (also known as the PUD Site Plan) will be amended to reconfigure Lots 4 and 6.

Staff explained the difference in setbacks and parking provided from what was originally approved and what is proposed. The only concern staff has is the type of use for Lot 4 would limit the parking available. Staff would like to recommend that the use on Lot 4 would be limited to what the number of parking spaces would allow for. Currently Lot 6 has a potential tenant which would not cause a concern with parking for their use. Building permit plans have been submitted for Lot 6 for a single story building. The building will include medical and office/retail uses. The architect confirmed there will be a medical use and 2 bays available for office or retail use.

Staff recommends approval with the contingencies outlined in the Adminstrator's Report.

The board asked if staff would be comfortable reducing the required 68 foot setback on the north side to 25 feet if the overhead utility would be vacated and relocated underground. Staff agreed.

The board had concerns with allowing the cross access for parking from Lots 5 and 6 to accomidate parking for Lot 4. Pedestrians will have a long walk and cross the road to utilize that parking area.

No one present to speak in favor of the PUD Amendment.

No one present to speak against the PUD Amendment.

MOTION: Mr. Coffey. Move for approval with staff's recommendation with the additional modification of staff's recommendation of B with reconfiguration of Lot 6 to also include only a one-story building permitted of no more than 9000 square feet.

Staff asked if they wanted to include the north side property line of Lot 4 allowing a 25 foot setback if the easement is vacated and utilities relocated. Mr. Coffey agreed as that is staff's recommendation as well.

SECONDED: Schlueter.

VOICE ROLL CALL: 8 Ayes, 0 Nays, 0 Abstains.

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

Staff gave their report which was combined with Case 2020-08 above. Staff has no concerns with this PUD Site Plan and therefore recommends approval. It was reminded to the board this approval would be contingent on City Council approval of the PUD Amendment.

No one present to speak in favor of the PUD - Site Plan.

No one present to speak in opposition of the PUD – Site Plan.

MOTION: Mr. Coffey. Motion to approved the PUD Site Plan contingent upon the Letter of Credit being in hand upon fianl approval of the PUD Amendment. SECONDED: Mr. Gerber.

VOICE ROLL CALL: 8 Ayes, 0 Nays, 0 Abstains.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. ADJOURNMENT

Motion to adjourn. Meeting adjourned.