

# PLAN COMMISSION

March 19, 2018

7:00 PM

## MINUTES

Approved: Veronica Armouti

### I. ROLL CALL:

<u>Present</u>	<u>Absent</u>
V. Armouti, Chairman	M. Brandmeyer
W. Catalano	G. Coffey
D. Gerber (arrived late)	J. McDole
D. Hummel	J. Mullane, Vice Chairman
M. Pierceall	B. Schlueter
P. Pitts	
M. Rabe	
W. Williams, Staff	
E. Williams, Staff	
C. Porter, Staff	
L. Schneck, Staff	
J. Venvertloh, 600 Country Club View, Suite 1, Edwardsville	
B. Loman, 812 Timberlake, Edwardsville, IL 62025	

### II. APPROVAL OF MINUTES

- A. Minutes of the regular meeting for the January 17, 2018 meeting have been tabled for approval at the next meeting. One member was not present and would like to hold off on voting for approval. Without that vote, there are not enough members present for a quorum to vote.

### III. PUBLIC HEARINGS

- A. Case 2018-05: Timberlake Village  
Kamadulski, Crays, & Fischer / TWM  
PUD Amendment

Cheryl Porter gave staff's report on the proposed PUD amendment.

The Planned Unit Development is a 4.48 acre parcel located at the northwest corner of South State Route Illinois 157 and Lewis Road containing 1411 Lewis Road (US Bank Site) PIDs 14-2-15-15-01-101-090 & 14-2-15-15-01-101-091. The existing zoning is B-2 Commercial Business District (Timberlake Village PUD approved July 5, 2016 by Resolution 105-07-2016 and amended by Resolution 205-12-17 – fka/JRG Planned Unit Development approved July 5, 2006 by Resolution 491-7-2006.). The subject tract is within the "Commercial" District on the 2010 Comp Plan. The proposed PUD is consistent with the 2010 Comp Plan.

The topography is generally flat with some landscape berming as required by the 2006 PUD along the north and west property lines. The vegetation is mostly without trees except for landscaping that was installed as part of the 2006 PUD along the west and north property lines.

The City of Edwardsville provides sanitary sewer, water and fire protection to the subject tract. Electric and gas utilities are provided by Ameren Illinois, installed as part of the 2006 PUD.

Site is accessible via a full entrance on Lewis Road and a "right in/right out only" entrance off of IL 157. Per the 2006 PUD, no direct driveway access to the site or to individual lots is allowed

off Lewis Road or IL 157 for the existing US Bank Site (Lot 2). The site can also be accessed via a cross access easement to the adjacent Timber Lake Village Commercial Plaza.

**Background:**

The PUD was initially developed as the JRG PUD in 2006 under the 1996 PUD Ordinance that required all property within a PUD be held in single ownership or unified control. In 2016 the PUD was approved under the 2015 PUD Ordinance that allowed parcel divisions within a Planned Unit Development. The PUD Conditions remained the same as those approved in the 2006 JRG PUD after significant input was considered from the affected surrounding property owners.

In December of 2017, a PUD Amendment was approved allowing the following changes:

- A text amendment to PUD Conditions from the original JRG PUD changed the required parking setback of twenty feet (20') along the northern property line adjacent to the eastern residential zoning, not covered by a cross parking/cross access easement, to five feet (5'); and
- The division of the PUD into a third lot. Lot 3 contains 33,770 square feet. and is irregular shaped parcel measuring ±133' x 272' immediately North of Lot 243,212 square feet (US Bank site), the residual 118,051 square feet remained as Lot 1.

The terms of the former JRG Ventures PUD approved July 5, 2006 by Resolution 491-7-2006 continue to apply to the Timberlake Village PUD. The PUD development will contain a minimum of four buildings up to a maximum of seven buildings for uses limited to retail, day care center, professional offices including medical offices, or a restaurant of up to 1,600 square feet

The proposed Timberlake Village PUD Amendment is a near identical version of the 2006 JRG PUD and 2016 Timberlake Village PUD and 2017 Amendment. The requested 2018 PUD Amendment would allow the further division of Lot 1 to create Lot 1A and 1B. All the terms of the 2006 JRG PUD as referenced in the 2016 Timberlake Village Planned Unit Development and amended by Resolution 205-12-2017 will continue to apply.

**Review of PUD for Plan Commission:**

1) Building Envelope locations: The 2017 Amendment showed a 6,840 square feet bldg. on Lot 3 and on Lot 1 Buildings 3 and 4 were reduced in size. Building 3 had previously been shown as 6,500 square feet, was reduced to 6, 000 square feet. Building 4 previously shown as 6,500 square feet was reduced to 5,850 square feet. As stipulated in the original PUD, the buildings will not exceed a total of 32,000 square feet.

2006 PUD	2016 PUD	2017 PUD Amendment	2018 PUD Amendment
	3,274 sf US Bank	3,274 sf US Bank	3,274 sf US Bank
		6,840 sf Bldg./Lot 3	6,840 sf Bldg./Lot 3
	28, 276 sf remaining	21,886 sf remaining	21,886 sf remaining
32,000 sf allowed	32,000 sf allowed	32,000 sf allowed	32,000 sf allowed

2) Greenspace. The designated greenspace locations and overall percentage of greenspace provided in the PUD Amendment is consistent with the approved 2016 Timberlake Village PUD and the initial 2006 JRG PUD.

3) Trash Enclosures. All trash enclosures provided are required to comply with City ordinance.

4) Sidewalks. Sidewalks remain consistent with the 2016 PUD and 2017 PUD Amendment and exceed those required in the initial 2006 PUD.

- The initial 2006 PUD did not require sidewalks along IL 157 due to the reconstruction of 157 occurring at the time. The 2016 PUD added sidewalks along IL 157 and

in the 2006 PUD.

- The 2017 PUD amendment increased the width of the sidewalk along IL 157 to a ten foot (10') shared use path to accommodate bicycle and pedestrian traffic.
- During discussion of the 2017 PUD Amendment, the developer was requested to provide a sidewalk for pedestrian access through the development to IL Route 157. On the 2018 Amendment plat, the requested sidewalk has been provided south of Buildings 3 & 4 connecting to the sidewalk adjacent to Weber Drive and the internal drive within the PUD.

5) Landscape. Has remained consistent with the increased landscape required in the 2017 PUD amendment that added a continuation of the screening/landscape provided on Lot 2 for Lot 3 to screen the parking adjacent to IL 157 on Lot 3.

6) Building Spacing. The 2006/2016 PUD required a minimum spacing of 20 between buildings. The proposed buildings show on Lots 1A and 1B comply and remain consistent with 2017 PUD Amendment.

7) Parking Setbacks. The parking remains consistent with that shown in the 2017 PUD Amendment and has not changed.

**Discussion:** Lot Creation/Addition. The stated intent by the applicant for this PUD Amendment is to allow for the division of Lot 1 into Lot 1A and 1B. Lots 1A and 1B would be allowed to come under separate ownership from the rest of the subject tract, just as occurred when Lot 2 was created for U.S. Bank and Lot 3 for Unger Eye Care. This is allowed by and consistent with the 2015 PUD ordinance. Even though the 4 lots associated with this PUD can be under separate ownership, all portions of the PUD will be subject to the 2006, 2016 PUD Resolution as amended by the 2017 PUD amendment and associated exhibits and the site plan.

Justin Venvertloh with TWM present to answer any questions regarding the proposed PUD Amendment.

Mike Pierceall asked about the divisions of Lot 1A and 1B which shows the property line going through the parking space. Will this area of parking be used jointly?

Justin Venvertloh stated the intent is for cross parking agreement which will also include the development to the North.

Mark Rabe asked if the separating lot lines in the parking lot would tort liability since it would have separate owners.

Justin Venvertloh stated the parking lot will be shared for the entire development.

Mark Rabe asked if the sidewalk would then be the same as the parking spaces within the development.

Justin Venvertloh stated that sidewalk will be the responsibility of the lot owner of Lot 1B.

Staff's recommends approval of the proposed PUD Amendment.

MOTION: Pitts. Move for the board to accept staff's recommendation. SECONDED: Rabe.

VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstains.

No one to speak in favor of the petition.

#### IV. LAND USE CASE

None.

#### V. OLD BUSINESS

None.

**VI. NEW BUSINESS**

None.

**VII. NEXT MEETING**

Monday, April 16, 2018 at 7:00 p.m. in City Council Chambers, 118 Hillsboro Ave.

**VIII. ADJOURNMENT**