

**LAND USE COMMITTEE**  
**EDWARDSVILLE PLAN COMMISSION**  
*March 25, 2019*  
**7:00 PM**

**PRESENT**

John Mullane, Chairman  
 Mark Rabe  
 Kevin West  
 Janet Stack, Alderman Ward 3  
 Emily Fultz, Staff  
 Cheryl Porter, Staff  
 Lisa Schneck, Staff  
 Chris Byron, 157 Plaza Joint Venture  
 Dennis Denby, Crawford, Murphy & Tilly Inc.

**ABSENT**

John McDole, Vice Chair  
 Veronica Armouti, PC Chairman

At the regular meeting of the Plan Commission's Land Use Committee, the following item was discussed:

- A. Case 2019-08:      157 Plaza Joint Venture  
                                     Final Plat  
                                     Developer: 157 Plaza Joint Venture  
                                     Engineer: Crawford, Murphy & Tilley, Inc.

Emily Fultz gave staff's report for this subdivision. Each lot within this development is approximately two acres. There will be a transitional buffer yard at the back of each lot. Greenspace has been identified along the western boundary of the site which meets the 4% greenspace requirement. The access will be limited to the present egress/ingress point on Route 157. Permits for the public utilities have been secured according to the developer.

Dennis Denby, Crawford, Murphy & Tilly Inc., stated public water and sanitary sewer permits have been signed. They also received their IDOT utility crossing permit so work will begin the first week of April. Work should be completed by April 19, 2019.

Mark Rabe asked if the road that stubs from Glen Carbon would connect to this development with a cross access easement. Dennis Denby stated there is no intent to connect the two subdivisions. Each development is owned by a different development company.

Emily Fultz stated the sidewalks for each lot will be installed as each lot develops.

Chris Byron, 157 Plaza Joint Venture, stated Lot 1 has been sold. It will be a 16,000 square foot medical office.

Mark Rabe asked about a traffic study for this development. Dennis Denby stated a traffic study was done during the Preliminary Plat process. The study was submitted to IDOT with the entrance directly across from Rottingham Court. It was based on the square footages of the building allowed on each lot. It was for a 25,000 sq. ft. medical office building and a 22,000 sq. ft. general office building. As long as they stay within that range for the buildings, it would not warrant a traffic signal. The medical building proposed is much smaller than what was submitted with the traffic study.

Motion: Rabe. Move the Land Use Committee recommend approval of this Final Plat to the Plan

Commission at its next regularly scheduled or such other meeting that may occur. SECONDED: West. Ayes: 3, Nays: 0, Abstain: 0.

Emily Fultz gave the timeline for the development as it moves forward.

Chris Byron stated all of the infra-structure will not be completed by the next regularly scheduled Plan Commission meeting. There are many deadlines that have to be met. Emily Fultz stated that the worst case scenario would be to hold it at one of the committees to ensure the infra-structure is fully completed.

**REMINDER:**

**PLAN COMMISSION MEETING: *Wednesday, April 15, 2019 at 7:00 p.m.*** at City Hall, City Council Chambers, 118 Hillsboro Avenue.