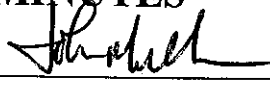


PLAN COMMISSION

April 16, 2018

7:00 PM

MINUTES

Approved: 

I. ROLL CALL:

<u>Present</u>	<u>Absent</u>
V. Armouti, Chairman	M. Brandmeyer
D. Gerber	W. Catalano
D. Hummel	G. Coffey
J. Mullane, Vice Chairman	J. McDole
M. Pierceall	
P. Pitts	
M. Rabe	
B. Schlueter	
W. Williams, Staff	
E, Williams, Staff	
C. Porter, Staff	
L. Schneck, Staff	
(See Attached Sign-In Sheets)	

II. APPROVAL OF MINUTES

- A. Minutes of the regular meeting for the January 17, 2018 are hereby approved.
MOTION: Rabe. SECONDED: Pierceall. (ABSTAIN: Hummel & Pitts.)
- B. Minutes of the regular meeting for March 19, 2018 are hereby approved.
MOTION: Pierceall. SECONDED: Hummel. (ABSTAIN: Mullane & Schlueter.)

III. PUBLIC HEARINGS

- A. Case 2017-34 Green Space Ordinance Amendment

Cheryl Porter briefly read through the changes proposed in the Green Space Ordinance. Main points noted were:

1. Adding the wording throughout the document to include Planned Unit Developments (PUDs).
2. Adding the types of allowed Active Green Space and also adhere to required ADA requirements. Picnic tables and any indoor areas are not included as Active Green Space.
3. Adding the newly designated areas within the I-55 Corridor to the Minimum Green Space requirements. Removed the general statement for all other districts and specified each zoning district.
4. Added if developed at a later date as a mixed use, the provision of Green Space for the residential use would be required.
5. Cash contribution increased from \$12,500 to \$41,000 per acre.
6. Payment for the cash contribution will be required at the time of the submission of Final Plat (includes any development under the Plat Act).
7. Option to provide the required Green Space offsite subject to approval by City Council.

Mark Rabe stated the Ordinance Committee recommended adoption of the changes but also brought up two points that were discussed at their last meeting.

1. Lot of discussion by the committee if the \$41,000 buyout was the right number. They discussed possibly implementing a formula or standard for increase yearly. They concluded there was not a standard available. They did not give an option for Council to decrease the amount, only an increase.
2. The new (c), there are a number of commercial type zonings. As written, there is no comma between Town Center and General Neighborhood. This is two different zoning classifications.

Veronica Armouti added she attended those meetings also and there was a lot of discussion on the appropriate changes which would be fair to all involved.

John Mullane suggested making a change to state the "base amount may be adjusted" instead of increased to allow for either an increase or decrease by City Council.

Rabe stated that was discussed during Ordinance Committee meeting. Since it took so long for this base rate change it was decided to leave it as an increase only. But at the last public hearing, it was brought up that the City is pricing themselves out of the market with fees so they may want to change it to adjusted.

Mike Pierceall stated he would be comfortable with changing the wording to adjusted. This would allow change based on the conditions at the time.

Dorothy Hummel stated she was at the last meeting and likes the way it is currently written.

David Gerber stated either way City Council will have the final say.

Bruce Riedel, 106 Carrington Court, present to comment on the ordinance change. He attended the November Plan Commission meeting and one Ordinance Committee meeting and was allowed to speak. The City had 29 single family homes in 2016 and 32 single family homes in 2017. Those numbers are historically at the bottom. He has lived in Edwardsville since 1996 and has worked in Edwardsville since 1990 for RLP Development/RP Lumber. For many years, they have sold 30 or more lots alone themselves. They need to allow City Council to lower the fee in the future if needed. If the City is going to add fees on, they need to take fees off somewhere. The real estate taxes will be coming out for 2017 which will have the increase for the schools. This increase is 13.55% increase for schools which translates to 7.88% increase for everyone's tax bill. This will be another hurdle for builders to explain to their customers. He would like to ask two other options for payment of green space. One would be to pay the green space fee at the time of the building permit. The other option would be to pay a \$1,000.00 fee at the time the homeowner moves into the home.

No one else present to speak either in favor or against the ordinance changes.

Beth Schlueter had a few comments.

1. She liked the wording as indicated in the ordinance having Council only increase the price of the buyout. It has been a long time since the ordinance has changed and feels it is fair.
2. There has been a lot of discussion of the amount for the buyout. It is preferred to not have the developers do the buyout of green space but provide adequate amount of green space.
3. Questioned the off-site green space would be approved by the City. Who would have say in the approval, City Council? Porter clarified it would be City Council. Beth Schlueter suggested adding "Council" for approval. The board agreed.

John Mullane stated as part of the PUD process there are a lot of conditions that can be negotiated. Can the developer negotiate the green space requirement?

Cheryl Porter stated she does not see the City negotiating the green space requirement. Unlike parking requirements, there are no variances allowed for green space.

MOTION: Rabe. Motion to approve with the following changes.

Section 5-17.1A – Fifth line – delete the duplicate wording "shall be".

Section 5-17.3B – Fifth line – the word “increase” be replaced with “adjusted”.

Section 5-17.3C – Add “Council” after City.

SECONDED: Pierceall.

VOICE ROLL CALL: 6 Ayes, 2 Nays, 0 Abstains.

MOTION: Mullane. The ordinance as just amended be approved by Plan Commission for submission to City Council. SECONDED: Rabe / Pitts.

Paul Pitts wanted to add that he supports the changes because it will give City Council flexibility.

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

IV. CONCEPTUAL WORKSHOP

- A. Case 2018-10: Hillsboro Senior Living
Phoenix Real Estate Services LLC / TWM
PUD – Preliminary Concept

Cheryl Porter gave an explanation of the Planned Unit Development process.

Porter gave staff's report on the site and displayed pictures of the previous building (Anna Henry Nursing Home) in 2006 which housed 125 rooms. It closed in 2004 and was eventually demolished in 2011. Current conditions of the site were also displayed.

Justin Venvertloh with TWM, present to discuss the proposed development. It is located on Hillsboro Avenue. To the South is the Quercus Grove bike trail and to the East is Illinois Route 157. Chapman Street is to the North and Hickory Street is to the West. As mentioned, it is the site of the old Anna Henry Nursing facility. It is currently a grass area. The site sits on a plateau. Some of the runoff goes toward Hillsboro Avenue and portions shed to the East and West but ultimately, water flow is to the North under Chapman Street. Existing sanitary sewer is located at Chapman and western property line. They will be extending the public sewer line to serve the site. Water is along Hillsboro Avenue.

The proposed site will have two three story buildings and a clubhouse. Each building will have two one bedroom units per floor and six two bedroom units per floor for an overall total of 18 units per building. Parking requirement would be 96 spaces and they will be providing 94 spaces. Prior experience by the developer with these types of buildings, most units will require only a parking space.

There are a few dead trees which will be cleaned up but they intend to keep the majority of the trees. There is one entrance to the site from Hillsboro Avenue which will be regraded to reduce the steep grade into the site. There will be a walking trail around the detention basin and also a connection to the public sidewalk on Hillsboro Avenue which connects to the downtown corridor and the Quercus Grove bike trail.

The required passive greenspace is 0.40 acres and they will be providing 2.25 acres. Majority of the site will be in passive greenspace. Required active greenspace is 0.60 acres which is what is being provided.

The water main will be looped through the site from Chapman Street to Hillsboro Avenue. This is an older area so the water mains are smaller than are normally seen. They made a point to connect to both mains to provide adequate flow for fire protection. Sanitary sewer will be connected on Chapman Street. Ameren gas will serve the site. Charter Communications is available overhead along Hillsboro along with AT&T and Ameren electric.

Venvertloh provided elevations of the proposed buildings. There will be brick façade on the first two stories and cement fiberboard for the third story and gables. That works out to 66% brick and 34% fiberboard.

Dan Barnard, 2451 Executive Drive, Suite 203, St. Charles, Mo, present to speak on behalf of the development. He is a former CPA. He got involved in real estate approximately 20 years ago in the St. Charles, MO area. He has been building affordable housing for the last 9 or 10 years. This development is age restricted. You must be 55 or older to live in it. The same types of developments are located in St. Charles County and Eureka, MO. These developments are funded by the State Housing Authority Tax Credits. The typical investors are Fortune 500 companies and banks. They take the money provided by the sale of the tax credits to provide all the money to building these buildings. They are required to own the property for 15 years. The occupants can't make more than \$31,000 to \$32,000 a year. They are obligated to maintain and run them well. They put plenty of money aside for future improvements. They do not just build it and then sell them. They have a responsibility to make sure it runs properly because they can't afford to have the tax credit recaptured because of the horrible penalty. They have a market area of a five mile radius. Almost all of the residents will come from the area. About 70-75% are women whose husbands have passed away. Once built, they are filled within a few months. There is a waiting list of 75 to 100 people. The demand for this type of housing is great in this area. Edwardsville is a great town and the housing is well kept. The development will be almost \$10 million dollars. The one bedroom units are 825 square feet and the two bedroom units are 1,050 square feet. The clubhouse will be 2,300 square feet. They provide support services to the tenants in these building with classes for health and balance.

They will provide open ears to objections and questions regarding the development.

John Mullane asked about the parking spaces which are shown on the plat. It only shows 76 spaces but indicated they will be providing 94 spaces. Venvertloh stated they will verify and make sure they provide 94 spaces as indicated.

Dorothy Hummel asked who performed their market study. Barnard stated Development Strategies. She also asked why the clubhouse was so far away from the tenant buildings. Barnard stated it was placed equal distances from both buildings and that is the way the site lays out. She then asked what the rent would be each type of unit. Barnard stated 10 units will be \$350.00 per month and the other 38 units will be on average of \$825 to \$850 per month. She wanted to know if they have ever gotten an award from IDA before. Barnard stated no and that it was very competitive. She is very excited for this development and knows there is a tremendous need for affordable housing in the area.

Mike Pierceall asked if they had provided information to the City on their other developments. Barnard stated anyone could log onto their website at pheonixmidwest.com and see their other developments. Pierceall asked the timeframe of the development. Barnard stated the award will be at the end of May and they would like to start in September/October. They hope to be done in less than one year. They would like to be ready for tenants in 2019.

John Mullane asked if they don't get the award then there will be no project. Barnard agreed. They would be open to apply again the following year though.

Mark Rabe asked if there would only be two handicapped spaces per building if they are targeting the older age group. He thought there may be a need for more handicapped spaces. He also asked if there would be screening from their development to the nearby residents. Venvertloh stated they tried to keep the proposed buildings as far away as possible and keep the existing tree line as the buffer. They sit higher than the properties to the East and West so berming would not work.

Mike Pierceall asked if they considered reducing to two story buildings and adding another building. Barnard stated the elevators for each building are really expensive so they didn't even consider that as an option. Pierceall asked staff for the height restriction in an R2 zoning district. Cheryl Porter stipulated there is no height restriction but the increase in height of the building increases the building setback.

David Gerber asked where the stormwater will flow. Venvertloh stated it will flow into a detention basin and then flow to the North and outlet to Chapman Street. Ryan Zwijack added there are some stormwater issues which will be looked at with this development. It is more of a regional issue and not a lot issue.

Beth Schlueter asked if they could look at moving the clubhouse closer to the residential buildings. Venvertloh agreed. Veronica Armouti added that it could be more intrusive to the residents if moved closer.

John Mullane asked when they submit their formal proposal; they could show an overlay of the previous building and proposed buildings. Venvertloh agreed.

Rich Walker, 567 E. Lake Drive, present to voice concern with the water runoff issue. He feels this would be an opportunity to solve a long standing problem on Hillsboro. He knows the residents would be grateful.

Dr. Robin Dalske Clark, 650 Hillsbor Avenue, present to discuss her concerns. The original building was low profile so you didn't see the building or parking lot. She is concerned with the look of these new buildings within a historic area of town. She also voiced concerns with water runoff from the development. She is also concerned with car lights shining into her house in the evening from cars entering the site and the noise of traffic generated from this development. She would like to see what it would look like on the hill.

John Mullane suggested a street view rendering would be helpful at the next meeting.

Denise Schoeneweis, 658 Mill Street, present to voice her concerns. She looks at the back of the site. There is a creek there which gets a lot of the runoff from this property but never floods. She is worried it will flood once this property is developed. She is concerned with the elevation of the buildings and the ability of the tenants to look into her windows.

Micaela Schoeneweis, 658 Mill Street, present to ask questions of the development. She wanted to know if windows would be facing her house. Barnard stated there will be windows but with the distance it would be hard to look into her windows. She asked if they will maintain the property from littering. Barnard stated they have maintenance staff that will clean up any debris daily.

Gretchen Ackerman, 647 Hillsboro, present to speak against the proposed development. She concerned with noise pollution. She asked if there were many calls for ambulances. Barnard stated it is not common to have the ambulance there. There is an occasion when an adult child cannot get ahold of their parent and called for emergency personnel to check in on them. Mullane stated they could get stats from the police department for calls to the May building which has 92 units and the same type of facility. Those calls though do not normally involve lights and sirens though. Ackerman asked if there was some type of screening to avoid lights on her house at the entrance. Barnard stated they are open to looking at some type of screening. Normally there is not a lot of car traffic especially at night.

Carolyn Marteny, 609 Hillsboro Avenue, present to ask some questions regarding the development. Many people still work past 55-60 years old because of necessity. Will there be enough parking for visitors? Barnard stated there is never a need for additional parking for visitors. She is concerned also with water runoff because it will flow onto her property. Barnard stated all runoff will go into a piping system. She also expressed concern with the height of the buildings. She would like to see nothing taller than two stories.

Curt Ackerman, 647 Hillsboro Avenue, present to speak against the development. Three years ago the neighbors petitioned to down zone to R1. Most of the neighborhood is single family homes and owner occupied. This will affect the property value of their homes. The light and noise are all factors of that. He is also concerned with the water runoff since the development will be on a hill.

John Mullane asked if they installed screening what type of screening would be preferred. Mr. Ackerman replied with landscaping.

Michael Range, 672 Mill Street, asked if the rent will be subsidized by the state. Bernard stated no there will not. Range asked if they do background checks. Bernard replied they do background checks on tenants. Range asked why have 2-bedroom units if most tenants are single women. Bernard stated the women use the second bedroom for storage or overnight visits from grandchildren. There are house rules which does not allow for a grandchild living in the unit. Range shared previous experiences with Anna Henry residents.

Deanna Wernex, 507 Hillsboro Avenue, stated when she turns 55 years old she will have a 15 year old son. What are the rules to live there? Bernard stated someone has to be 55 years or older. How many can live in a 2-bedroom unit? Bernard stated 2 people. What is the turnover rate? Bernard stated 8%-10%. Wernex stated she will be 55 years old with 2 children still at home. These are things for the developer to think about. She is concerned with the high density of the use for this property. She is curious with the impact of the single family homes near the May building.

John Harvey, 18 Halleck, stated he appreciated the concerns the developers have given to the site. He also appreciates the concerns from the residents and encourages the developer to listen to the citizens. He is also glad they are trying to preserve affordable living for seniors which keeps them out of poverty in the downtown area and not set away.

Paul Pitts asked the developer if any of the completed projects reflect the charm of the neighborhoods they were built. How would that impact the cost of the project to do so? Bernard stated all developments look the same as presented at this meeting. There has never been a request to match the neighborhood. They will have to talk to the architect about that and see the costs involved.

Mike Pierceall stated he likes the looks of the clubhouse in front to give a good transition to the 3-story buildings in the back. This would help to define the look of the neighborhood. Mark Rabe added the back of the clubhouse will need the look of the neighborhood the most because that is what will be seen from the road.

B. Case 2018-11 Edwardsville Town Center
 Edwardsville Town Center LLC / TWM
 PUD – Preliminary Concept

Cheryl Porter gave a brief report of the site. This is the site of the previous Madison Mutual facility.

Justin Venvertloh, TWM, present to speak on the proposed development. This is a 17.4 acre development. The property is located on the southeast quadrant of Illinois Route 157 and Governors Parkway. The original Preliminary Plat was approved several years ago. Since then, the market has changed so the developer has changed directions for Lots 1, 2 & 3. All other lots will remain outside the proposed PUD.

The proposed development of three lots were displayed. There will be six proposed buildings. Buildings 1 through 3 will be retail. Building 4 will be a residential building. Buildings 5 and 6 will be a mixed use of commercial and residential. Lots 2 and 3 will be commercial with Lot 1 being the mixed use lot.

The circulation of the site was also displayed. There was an approved traffic study done The entrance off Illinois Route 157 at the south end of the development will be a full access entrance to the proposed site. It will service the three retail buildings and also the back parking lot for the residential building. There will be a signalized intersection at what is now Mutual Court. There will be a right-in/right-out on which will access the other six outlots. There will be another signalized intersection on Governors Parkway. There is also connectivity to the bike trail at the southern end of the site. The developers have agreed to upgrade the sidewalks along Illinois Route

157 from five feet to a ten-foot shared-use path. There is also a shared-use path for the three outlots on Governors Parkway. They are also proposing another connection to the Madison County Bike Trail system for direct access for the residents.

A map of the proposed active and passive greenspace was displayed. They will be providing a courtyard with a jogging/walking trail and a pool. They will also be providing passive greenspace on the southern and eastern property boundaries with tree planting along the bike trail and along Governors Parkway.

They will be providing a unique public infrastructure system. The City has not seen the size of the underground stormwater storage system they will be utilizing for the site. There are five watersheds within this development. Portions of buildings 1, 2, and 3 will be contributory to an above ground dry bottom detention basin in the southern portion. The remainder of the site will drain to underground chambers which the water will be stored and released as an acceptable rate. There will be a water line extension to serve all the proposed buildings. Sanitary Sewer will cross Governors Parkway at the signalized entrance. Ameren Electric, Ameren Gas and AT&T, and Charter are available to the site.

The project will be done in phases. The first phase will begin the summer of 2018 which will include buildings 3 and 4 consisting of residential and retail. Future phases will be constructed as the market demands and could be in any order.

Greg Sutterfield, Hurford Architects, present to speak on the renders of the buildings. The render shown for Phase 1 - Building 4 will include 80% one-bedroom and 20% two-bedroom units with open balconies. It will have approximately 70 apartments.

The next rendering is for Phase 2 which will incorporate more of the retail component and house more "boutique" type businesses. It will also have residential above the retail spaces. It is not connected to the other building but does appear to be. The plaza out front is meant as a gather area for the entire development which could function for live bands in the summer.

Another building has been proposed for Phase 1 which will house a furniture store. The building will be approximately 40,000 square feet for one tenant. There will be two buildings closer to Illinois Route 157 which will be constructed in Phase 2. Those buildings will contain the retail component.

The materials proposed will be brick on the corners with brick/masonry and fiber cement panels. There will be a wood look/metal siding on portions of the buildings.

Mike Garrett, 1318 Gerber Woods Drive, works for Plocher Construction. He is present to speak regarding the proposed development. This development has been in the works for about three years. Due to the market conditions; they have changed their plans to meeting the market demands for high end apartments. They are not targeting students for this development. They are focusing on a "town center" hence the name. The outer parcels will have restaurants and retail stores. This would make everything available in one spot.

Beth Schlueter asked if a traffic signal was previously approved at Governors Parkway. Ryan Zwijack stated it was approved by the State.

Justin Venvertloh stated they had to resubmit all the traffic study information if they wanted to resubmit for the use change in the development.

David Gerber asked what part of the internal network will be done during Phase 1.

Justin Venvertloh stated all internal streets will be done during Phase 1.

Beth Schlueter asked if they took in account in their market study that the City just approved the same type of development down the road. Mike Garrett stated they did. They are hoping to attract different cliental. Schlueter asked about the size of the units and rates. Garrett stated the two bedroom units will be 1,000-1,200 square foot and be charged \$1,150-\$1,250 per month. The one

bedroom units will be approximately 760-820 square feet and will be \$950-\$1,000 per month. The retail spaces will be on the first floor only.

John Mullane thanked the developers for naming a street Schroeder Drive.

Mark Rabe pointed out the plans in the agenda packet and the plans which were handed out are significantly different.

John Mullane wanted to excuse himself from voting because he is employed by an investor in this development.

Paul Pitts voiced his concerns with multiple recent developments of the same type as proposed. How will this impact the student housing at SIUE?

Mike Garrett stated they don't want to compete with student housing. They are above that level. There is plenty of student housing available in Edwardsville.

Michael Schultz, Southern Illinois University in Edwardsville, present to speak in regards to the proposed development. The 2-bedroom rate which was quoted is currently below the student housing rate. He doesn't know how they will not attract students. He is director of student housing and is seeing their numbers on campus decline. Student housing properties in other communities are going bankrupt because of the over saturation in the market. The number of beds which came open since 2012 are 1290 beds. With this proposal and the other recent one, this would be adding another 1079 beds, giving a total of 2367 beds available. If you include the campus of 3650 beds, it would be 5917 beds total. Campus enrollment from 2011 to 2017 has dropped 1200 students. More students are taking online classes. Current occupancy rate at SIUE is at 81%. The other 3 new complexes which have opened are at 76%, 90%, and 90.5% occupied. The fall registration numbers are 55%, 66.5%, 52.5%, and 52%. The previous owners of these developments have flipped the properties. How many are tied to the community? He is concerned there will be three development opening at the same time. SIUE may need to enforce the residency policy for Freshman and Sophomores enrolled.

Zac Sandefer with The Edge Student Housing, 2024 Keebler Road, Maryville, present to speak regarding the proposed development. He is also concerned with the number of beds which will be available. They charge \$725 per resident which is \$1450 per unit. He feels there is already an oversaturation of the market. He cautioned the developers because students will try to fit as many as possible in each unit.

Mike Garrett stated the market was geared more for family who couldn't afford a new home. It was not geared for students.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. NEXT MEETING

Monday, May 21, 2018 at 7:00 p.m. in City Council Chambers, 118 Hillsboro Ave.

VIII. ADJOURNMENT

Meeting Date 4-16-18

- Administrative & Community Services
- Finance Committee
- Public Safety Committee
- Public Services Committee
- Plan Commission

Name	Address	City, State & Zip
DAN BARNARD	2451 EXECUTIVE DR STE 203	ST CHARLES MO 63303
CAROL WINDLAND	891 PRESTONWOOD DR	EDWARDSVILLE IL 62025
HARRY WINDLAND	891 PRESTONWOOD DR	EDWARDSVILLE IL 62025
Jason Stevens	111 Lotus Dr	Edw, IL 62025
Carolyn Marteny	609 Hillsboro Ave	Edws IL 62025
John Nook	1011 GEORGIA ST	62025
Richard Floyd Arew	2 Country Club Lane	Edw IL 62025
Virginia Schuster	237 Hickory	Edw. IL 62025
Billie Mae Wilson	215 Hickory St	Edw, IL 62025
Will Krause	Ward # 5	
Dale Hayden	5993 REAR AVE	Edw EDWARDSVILLE IL
Jean Condon	1407 GRAND AVE	Edwardsville, IL 62025
ROBERT FERGUSON	662 CHAPMAN STREET	EDWARDSVILLE 62025
JOHN HARVEY	18 HALLECK ST	EDWARDSVILLE IL 62025
KACHELE LINGGOLMAN	350 N. CHAPMAN	HIGHLAND IL 62249
Michael Garrett	1315 Gerber Woods	EDWARDSVILLE, IL 62025
Kevin Williams	224 Hickory St	Edwardsville, IL 62025
Kayli Hostetter	224 HICKORY ST.	Edwardsville IL 62025
Carol Gaudt	18 Halleck Ave.	Edwardsville IL 62025
Mary Giese	1421 N. 2nd St.	Edwardsville IL 62025
JEFF SPOBLOW	1421 N. 2nd ST.	Edwardsville IL 62025
Deanna Werner	507 Hillsboro Ave	Edwardsville, IL 62025
Jason Werner	507 Hillsboro Ave	Edwardsville, IL 62025
Pat Sumner	2824 Keebler Road	Maryville, IL 62022
Justin Linn	506 Hillsboro Ave	Edwardsville IL 62025
Bruce Riedle	105 Carrington St	Edwardsville IL
Michael Schultz	3116 Box 1254	Edwardsville, IL 62026
CATHY HAMILTON	BANSEN MURPHY GROUP	

