

PLAN COMMISSION

May 21, 2018

7:00 PM

MINUTES

Approved: 

I. ROLL CALL:

- | <u>Present</u> | <u>Absent</u> |
|------------------------------|---------------|
| V. Armouti, Chairman | W. Catalano |
| M. Brandmeyer | B. Schlueter |
| G. Coffey | |
| D. Gerber | |
| D. Hummel | |
| J. McDole | |
| J. Mullane, Vice Chairman | |
| M. Pierceall | |
| P. Pitts (arrived late) | |
| M. Rabe (arrived late) | |
| J. Stack, Alderman Ward 3 | |
| W. Williams, Staff | |
| E. Williams, Staff | |
| E. Fultz, Staff | |
| C. Porter, Staff | |
| L. Schneck, Staff | |
| (See attached sign-in sheet) | |

II. APPROVAL OF MINUTES

- A. Minutes of the regular meeting for the April 16, 2018 meeting are tabled to next meeting. Minutes were distributed at the beginning of this meeting so the board would like time to review prior to approval.

III. LAND USE CASES:

- A. Case 2018-06: Lakeview Farms – Division of Lot 1
 Preliminary Plat
 Developer: Michael & Peggy Johnson
 Engineer: Sheppard, Morgan & Schwaab, Inc.

Cheryl Porter gave staff's report for the Preliminary and Final Plats of this subdivision. The subject PUD property totals 18.49 acres and was initially platted as Lakeview Farms in 2004. The subject property is located in the Northwest ¼ of Section 19 Township 4 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois. The site is at the southeast corner of the intersection of Wanda Road with Street Car Road. The residence on the property has been addressed as 4836 Street Car Road (PID 14-2-15-19-00-000-020). The property is in unincorporated Madison County zoned AP Agricultural Preserve and within the 1.5 mile planning area for the City of Edwardsville.

The subject site is generally flat in character with an area of brush and tree growth within the area to be designated as Lot 4. The property contains grassy vegetation that is mowed and an area of brush and tree growth that that is minimally maintained. The City of Edwardsville has potable water available along Street Car Road. The subject site has

extended a water service for city water. The property receives fire services from the Mitchell Fire Protection District. The area is within the Edwardsville FPA. No new sanitary sewer service is anticipated. Site will be accessed from Street Car Road. A Sidewalk variance was approved for the Final Plat approved in 2004.

The 2010 Comprehensive Plan shows this tract as "Special interest Planning Area".

From the 2010 Comp Plan:

American Bottom (unincorporated area) Located on the west side of Edwardsville, north of Interstate 270 and on both side of II Route 255, the unincorporated areas of the American Bottoms within the Edwardsville planning boundary (1.5 miles) are unique for a variety of reasons including:

- 1) This area has been one where a great deal of warehouse storage and trucking industry uses have developed over the past 10 to 15 years. The Comprehensive Plan anticipates that this trend will continue for the foreseeable future and may continue to expand as a key area of employment;
- 2) This area is within a designated 100-year floodplain which is protected by the Chain of Rocks Levee and the Wood River Lower Levee. As of this writing, the Federal Emergency Management Agency is reviewing the adequacy of these levees in order to ensure that they continue to protect this floodplain area. Additional requirements related to protecting buildings constructed within this area may be imminent;
- 3) Portions of the American Bottoms area are in or near a Tax Increment Financing district (TIF) and an Enterprize[Enterprise] Zone.

Passive green space was platted in the original subdivision and remains. The Active green space that was platted in the vicinity of Lot 4 on the original Lakeview Farms plat was eliminated on this plat and a cash contribution of \$500 has been made to the Park Improvement Fund in lieu of providing Active Green Space for this development.

The applicant has requested a sidewalk variance for the re-subdivision of this property. The newly created Lot 4 will be sold to "The Nature Conservancy & Heartland Conservancy" and will remain undeveloped as a habitat for a threatened species of frog found to be living in the area.

Staff Discussion:

This subdivision is creating a second lot by splitting Lot 1. The property owner has indicated they intend to sell the newly created Lot 4 to "The Nature Conservancy & Heartland Conservancy". The subdivision plat complies with the City of Edwardsville Land Development Code standards.

Staff recommends approval of the Preliminary and Final Plats.

Matt Brandmeyer asked if the property will remain in a conservation area in perpetuity. Cheryl Porter replied yes.

Mary Vandevord, 408 Scott Street, Edwardsville, present to speak on behalf of the Conservancy.

John Mullane asked if future development next to property, is there a concern for the endangered species.

Mary Vandevord stated there should be enough buffer on the west side of the property to protect the species. The pond is the breeding area for the frog. The property to the south is owned by Illinois Department of Natural Resources and is for the same purpose. The property will be public as part of the requirements for funding through the Heartland Conservancy. The threatened species are the Illinois Chorus Frog and Ornate Box Turtle. The Nature Conservancy will own the property and then donate the property to Heartland Conservancy who will manage it and own it in perpetuity. There will be a deed restriction

when the property is donated to Heartland Conservancy to make sure it stays as open space. They will be restoring the prairie which was native to the land. Even though it will be considered public, they still want to limit the amount of traffic on the property. They will not be making a lot of improvements to the property because they don't want to encourage the public because of the endangered species on the site.

The board clarified that the type of people visiting the site would be to study the frog. They also commented that if they would require sidewalks, they would lead to nowhere.

No one present to speak in favor of the proposed property division.

No one present to speak against the proposed property division.

MOTION: Mullane. Motion to approve the Preliminary Plat. SECONDED: Rabe.

VOICE ROLL CALL: 9 Ayes, 0 Nays, 0 Abstains.

MOTION AMENDED: Mullane. Motion to approve the Preliminary Plat including the sidewalk variance. SECONDED: Rabe.

VOICE ROLL CALL: 9 Ayes, 0 Nays, 0 Abstains.

- B. Case 2018-07: Lakeview Farms – Division of Lot 1
Final Plat
Developer: Michael & Peggy Johnson
Engineer: Sheppard, Morgan & Schwaab, Inc.

(See case above for public discussion)

MOTION: Coffey. Motion to approve the Final Plat. SECONDED: Gerber.

VOICE ROLL CALL: 9 Ayes, 0 Nays, 0 Abstains.

MOTION AMENDED: Coffey. Motion to approve the Final Plat including the sidewalk variance. SECONDED: Gerber.

VOICE ROLL CALL: 9 Ayes, 0 Nays, 0 Abstains.

IV. PUBLIC HEARINGS

A. Case 2018-18 Zoning Amendment – Plum Street Parcel

Cheryl Porter gave staff's report regarding this case. The applicant is the City of Edwardsville. The property is 15.41-acre tract located across from the Edwardsville Crossing Shopping Center on the west side of Plum Street, generally between the intersections of Governors Parkway and Harvard Drive. The existing zoning is R-2 Multiple-family Residence District and more specifically identified as PID 14-1-15-14-00-000-006. The subject property is currently vacant.

Surrounding Properties

	Zoning District	Current Use
North	R-2	Regional Stormwater Detention Basin
South	R-2 & M-1	Vacant Property
East	B-2	Edwardsville Crossing Shopping Center
West	Madison County Zoning M-1 Limited Manufacturing	MCT Bike Trail

The Comprehensive Plan shows this property as Special Interest Planning Area. More specifically, the plan states:

Northwest and Southwest corners of Plum St. and Governors' Parkway

This property, which is owned by Madison County, is presently zoned multiple family residential and contains approximately 16 Acres. It is transected by Governors' Parkway. Immediately to the East is the Edwardsville Crossing shopping center. Immediately West is the

MCT Goshen Trail. A major trail intersection, which provides access to the Nickel Plate and nature trails, is located at the northern tip of this property. It is ideally suited for mixed commercial/medium density residential development. Southern Illinois University is approximately 1.25 miles to the West. Depending on the level of mixed uses, this area is a candidate for infrastructure investment that can support sustainable development.

The petition is to change the zoning for a 15.41-acre tract located across from the Edwardsville Crossing Shopping Center on the west side of Plum Street, generally between the intersections of Governors Parkway and Harvard Drive, from its current R-2 Multiple-family Residence District designation to B-2 Commercial Business District.

Findings of Fact

1. Existing use(s) and zoning of the property in question.

The subject site is a 15.41-acre undeveloped parcel currently zoned R-2 Multiple-family Residence District

2. Existing use(s) and zoning of other lots in the vicinity of the property in question.

Previously noted.

3. Suitability of the property in question for uses already permitted under existing regulations.

Due to the increased volume of traffic on Plum Street/South Main Street/relocated IL Route 159, the site is no longer as desirable for a singular use such as multi-family apartments.

4. Suitability of the property in question for the proposed use.

The subject property is better suited for uses allowed within the B-2 Commercial Business District. Within the B-2 Business District designation, if a multi-family residential component is desired it can be included above the first floor of commercial development as a Special Use.

5. The trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last rezoned.

The area immediately east developed in 2006 as a regional shopping center with mixture of commercial uses and to the north, a regional stormwater detention basin was constructed for the shopping center development. The immediately surrounding area to the south and west has remained stable with the MCT bike trail system and small undeveloped parcel south of Governor's Parkway.

6. The effect the proposed rezoning would have on compliance with the Comprehensive Plan.

Rezoning the subject site from R-2 Multiple-family Residence District to B-2 Commercial Business District would comply with the Comprehensive Plan designation of "Special Interest Planning Area" based upon how the area has continued to evolve and develop.

Mike Pierceall asked if the property was owned by Madison County and if they were okay with the rezoning. Cheryl Porter stated the property is under contract by the City of Edwardsville and the County is okay with the rezoning.

Mike Pierceall asked if there was a developer for this property. Eric Williams stated there is an intergovernmental agreement between the County and the City back in October of 2017. An RFP was issued in January. One applicant submitted an application but did not meet the RFP. The City is still moving forward with the rezoning of the property to maximize the appraisal of the property.

Sheila Voss, 213 S. Meadow Tree Trail, present to speak against the rezoning of this property. She voiced her concerns with where stormwater will go with future development. She feels the rezoning would not be complimentary next to the "Nature Trail".

Mike Pierceall stated the property is currently zoned R-2 Multi Family which would allow development on this site. A developer would have to meet the required drainage and greenspace

requirements for any development. Because of the location, this site will not remain vacant property.

Sheila Voss feels multi-family residential would be a better use. It could be designed in such a way to promote walkability and bicycling. It would cut down on the use of cars in this area. She thinks a residential footprint would look completely different than a commercial design with high density and a large parking area. There would be more greenspace and less pervious area.

John Mullane explained that because of the adjacent commercial properties and the traffic counts, this piece of property has become so valuable that residential development is not viable.

Sheila Voss asked what the board and staff consider as sustainable development.

Veronica Armouti replied that there are some developments that have come through Plan Commission in the vicinity which will have retail on the bottom floor and residential housing above. The board can try to direct developers in the right direction but it is ultimately up to what the developers want and what the market asks for.

Sheila Voss stated the City should consider greenspace, such as this site, instead of putting down pervious pavement. These places cannot be recreated.

Jane Morris, 315 Spring Street, present to speak against the rezoning. She agrees with Ms. Voss. She understands that no matter what happens it will become commercial. She likes the way Arbor Vitae was laid out. Can the City hold the developers to smaller buildings?

Veronica Armouti stated they are only looking at the rezoning issue now. The board will take these comments into consideration when review future development on this site.

Mark Rabe explained the role of the Plan Commission board.

Matt Brandmeyer stated over the years there have been positive changes in requirements such as walking trails, bike paths, greenspace, and stormwater codes. They have made improvements as they go through the processes toward sustainable types of development.

John McDole suggested they talk to their Alderman and voice their concerns. The Aldermen can and have had meetings with the developers to voice the concerns of the citizens.

Janet Stack, Alderman Ward 3, stated this development is in her ward. City Council tries to make sure developments have minimal impact on the residents as possible. She lives here and would be impacted too.

Dorothy Hummel asked what the property appraised at when Madison County had it done.

Eric Williams stated \$5,000,300.00.

John Mullane stated there was mine subsidence across the street. Has that been addressed for this property?

Eric Williams stated mine subsidence is an issue and will have to be checked by the developer.

Staff Recommendation

Based upon the preceding considerations, staff recommends approval of the subject zoning amendment petition from R-2 Multi-Family Dwelling District to B-2 Commercial Business District.

MOTION: Pierceall. Motion to approve the recommendation for rezoning from R-2 to B-2 as staff has presented. SECONDED: Rabe.

VOICE ROLL CALL: 10 Ayes, 0 Nays, 0 Abstains.

V. OLD BUSINESS

None.

VI. NEW BUSINESS**A. Welcome Emily Fultz as the new City Planner.**

Mike Pierceall thanked staff for working through the past several months without a City Planner.

B. Election of Officers

MOTION: Coffey. Move the existing state of officers continue for another year. SECONDED:
Hummel. All ayes.

VII. NEXT MEETING

Monday, June 18, 2018 at 7:00 p.m. in City Council Chambers, 118 Hillsboro Ave.

VIII. ADJOURNMENT