

LAND USE COMMITTEE
EDWARDSVILLE PLAN COMMISSION

July 18, 2022

Approved: 6:00 PM
Kent Scheffel

Date: Oct. 20, 2022

PRESENT

Cari Wencewicz, Chair
 Kent Scheffel
 David Gerber
 Andrea Miracle
 Bryson Baker
 Emily Calderon, Staff
 Breana Buncher, Staff
 Tammy Kehrer, Staff

Justin Venvertloh
 Michelle Spillers

ABSENT

Tim Harr
 Tom Butts

I. PUBLIC COMMENT - None

II. APPROVAL OF MINUTES

A. Land Use Minutes of May 19, 2022

MOTION: Approve (Scheffel), SECONDED: (Miracle)

ROLL CALL: 4 Ayes, 0 Nays, 1 Abstain (Wencewicz)

III. LAND USE CASES

A. Case 2022-17 Ironworks
 PUD Amendment
Developer: Contegra
Engineer: TWM

This property is zoned B-2 Commercial/Business District and is 5.69 acres in size. It is designated as Commercial in the 2010 Comprehensive Plan.

The developer is proposing to allow two drive-thrus in the PUD, instead of one.

Staff Recommendation:

Staff recommends approval of the PUD Amendment with the following condition:

- 1.) An updated narrative be provided.

Justin Venvertloh stated the one drive-thru will be a pickup window and not an actual drive-thru that orders will be placed at.

Cari Wencewicz asked if there would be any signage at the entrance to the drive-thru as it is so far removed from the pickup window. Justin Venvertloh stated there will be some type of

signage there directing people.

MOTION: Approve (Gerber), SECONDED: (Scheffel)

ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain

- B. Case 2022-18 Anderson-Goshen Campus
 PUD Site Plan/Final Plat
Developer: Anderson Real Estate LLC
Engineer: Oates Associates

In total, this property is 14.568 acres in size and is zoned Town Center within the I-55 Corridor District.

With this amended final plat, lot lines are being adjusted and this will be the Final Plat for Phase 3, which will be Lot 2.

STAFF RECOMMENDATION:

Staff recommends approval of the PUD Amendment.

Michelle Spillers stated the whole development is divided into two lots.

With this plat, there will be a dedication of half of the right-of-way for the east-west road along the newer Lot 2.

When Lot 1 was platted in the initial plat, they dedicated 16.5 feet along Gusewelle Lane and 25 feet along the North of the site for future roadway.

With Lot 2 now, they'll dedicate 25 feet to take this all the way over to District Drive for a future east-west roadway.

A few changes have been made related to storm sewer location within the development.

David Gerber asked if the same owner is going to own the new medical building and the future potential building. Michelle Spillers stated Anderson will own both lots.

MOTION: Approve with staff recommendations (Gerber), Seconded (Scheffel).

ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain.

IV. ADJOURNMENT - Motion to adjourn by Ms. Wenciewicz.