

# PLAN COMMISSION

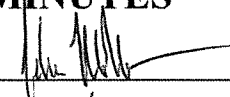
*October 19, 2020*

*7:00 PM*

## MINUTES

Approved: \_\_\_\_\_

Date: \_\_\_\_\_

  
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 11/20/20  
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The regularly scheduled meeting of the Edwardsville Plan Commission was held at 7:00 p.m. at City Hall located at 118 Hillsboro Avenue in Edwardsville, Illinois.

### I. ROLL CALL:

<u>Present</u>	<u>Absent</u>
J. McDole, Chairman	G. Coffey
D. Gerber	M. Pierceall
B. Pepper	B. Schlueter, Designated Alt.
C. Wencewicz	
E. Fultz, Staff	
E. Williams, Staff	
L. Schneck, Staff	
M. Spillers, Oates Associates	
J. Henderson, Henderson Associates	
	M. Boline, Vice Chair
	J. Mullane
	K. Scheffel
	K. West
	C. Porter, Staff
	C. Miller, Staff
	M. Pfund, 505 Development

The Chairman welcomed the newest member of the Plan Commission, Kent Scheffel.

### II. PUBLIC COMMENT

No public comment in person or via Zoom.

### III. APPROVAL OF MINUTES

A. Minutes of the regular meeting for September 21, 2020.

MOTION: Mr. Gerber moved for approval. SECONDED: Mr. Mullane.

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

### IV. PUBLIC HEARINGS

A. Case 2020-42 - 505 Development has requested a PUD Amendment for 32 S. State Route 157. The proposed changes include elimination of covered parking and the addition of two detached garages (each with 4 stalls), and revised building elevations. The subject property is addressed as 32 S State Route 157 and is better identified as PID 14-1-15-15-07-201-006. The property is currently zoned B-2 Commercial / Business District with a PUD Overlay. All other conditions of the approved PUD Development plan will remain in effect.

Staff gave their report on this PUD Amendment. The property is located at 32 S. State Route 157, zoned B-2 Commercial District and is 2.48 acres in size. The 2010 Comprehensive Plan has identified this tract as Commercial. The amendments requested are as follows:

1. Parking locations. Proposed to eliminate covered parking area with a green roof. They are now proposing to add two free-standing parking garages, having 4 parking spaces within each, along the south property line.

2. Side yard setback. The required side yard setback is typically five feet. They are proposing ten feet for the garage buildings.
3. Phases I and II. Initially, this was going to be done in one phase. They now would like to break it up in two phases. The brewery will be part of Phase II. The dumpster is proposed to be in line with the front of the brewery portion of the building which will not be construction until Phase II is completed. If Phase II or the brewery is never completed, the dumpster will be located in the front yard of the building. Staff wanted to note another PUD Amendment may be required for the brewery plans.
4. Building square footage. The building has increased slightly from 32,200 to 32,421 square feet.
5. Amount of parking. The amount of parking has changed but still meets the parking requirements. Originally, the PUD had 145 parking spaces. They are now proposing 139 parking spaces. Since no interior restaurant plan has been given, they are proposing 88 parking spaces for the restaurant which would allow for 176 seating spaces inside the restaurant. They will be exceeding the parking requirements by 15 parking spaces.
6. Transitional buffer yard (TBY). There are additional parking spaces proposed at the southeast corner of the site. Staff is concerned with the apartments located on the adjacent property east of the site. Staff is requesting a fence to be installed along the entire property line.
7. MCT Connection. This is being eliminated so they will be requesting to buyout Active Greenspace.
8. Greenspace. Since the bike trail connection is being eliminated, they are requesting to buyout the Active Greenspace which would be \$8,150.00. The Developer has a different number for the buyout so staff will work with them to get a more accurate amount.
9. Building materials and percentages. Staff displayed the previously approved percentages to the current percentages proposed.

No one present or via Zoom to speak against the PUD Amendment.

The architect was present to give his presentation on the proposed PUD Amendment. The materials submitted are not completely accurate because of the colors. They have explored new building materials to use for the development. There will be a resubmission this week regarding the exact building materials with accurate percentages. The bar/restaurant will be 7200 square feet. The brewery will be another 1250 square feet when constructed.

The dumpster will be screened. During resubmittal, a revised landscape plan will show screening.

Beth Schlueter sent an email because she could not attend the meeting. Her email was read for the record. She had concerns with the dumpster in the front and also suggested screening vehicle headlights from the neighboring property by a fence.

It was suggested to move the dumpster to the front side of the building where the three parking spaces are located and move the three parking spaces to where the current location is for the dumpster. Those parking spaces could be employee parking spaces which would empty during the time the dumpster is being emptied. This would have a temporary enclosure around the dumpster which would consist of some type of fencing until which time the permanent dumpster location is constructed and screened.

Staff recommends approval of the PUD Site Plan with the following conditions:

1. Additional fence for the final 130+/- of the eastern property line.
2. Revised Greenspace Calculations.
3. Amendment of PUD Narrative to eliminate off-site MCT connection and on the plans as well.
4. Amendment of building materials to better describe different types of metal paneling.
5. Incorporation of minor plan changes in the supplemental review comments.
6. Dumpster changes as discussed during this meeting.

The board asked why the developer decided to remove the connection to the MCT trail. The architect explained the sidewalk will be constructed to the end of the property lines at this time. They are still in negotiations with MCT to get the connection. Staff added that the connection could still be done

through a separate permit but would fall under IDOT's jurisdiction. The board asked if the \$8,000.00 buyout would be comparable for the connection. Staff would not commit to an estimated price for the connection. Staff stated IDOT would not do the connection either; it would be up to the City to do it. The board asked if there could be some type of funding similar to the connection on the opposite side of the highway to Goshen Trail. Staff stated there are currently two application for review for connections to the bike trail now. There could be some type of funding available at such time to make the connection. The board asked if the buyout would be refunded if the connection would be made in the future. Staff explained if the buyout option is recommended, the developer would be done once the buyout has been paid. They would not be involved with the connection to the trail.

MOTION: Mr. Gerber. Motion to approve the amendment to the PUD subject to the staff's recommendations contained in the Administrator's Report and relocating the trash dumpster enclosure temporarily, until such time Phase II is constructed, to the parking area closest to that part of the building labeled as the "office" as staff may approve with the building permit. SECONDED: Mr. Mullane.

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

## V. LAND USE CASES

- A. Case 2020-40 Governors' Parkway / Troy Road  
 Final Plat  
 Developer: Schnucks market, Inc.  
 Engineer: Oates Associates

Staff gave their report for this Final Plat. The property is located at the corner of Governors Parkway and Troy Road. It is zoned B-2 Commercial / Business District and is approximately 6.09 acres in size. The 2010 Comprehensive Plan identifies this area as Commercial.

The sanitary and water exists at the site. Sewer is being extended via a private line to Lot 1, located in a 15-foot easement. A public water main is being extended to lot 1 in the Governors' Parkway right-of-way. Access to Lot 1 will be from Governors' Parkway and an access easement to Troy Road. Lot 2 has access easements to Governors' Parkway and Troy Road. Sidewalks already exist along Troy Road and Governors' Parkway. There is a drainage easement for detention on Outlot 1. There will be a 50-foot ROW dedication for Madison Avenue. There will be a 4% of active or passive greenspace requirement. They will provide 2.5% of passive greenspace to be dedicated around the detention basin and 1.5% of active greenspace to be purchased in the amount of \$3,936.

Staff has two items which will need to be addressed.

1. Greenspace / TBY
  - A. A small area at the southeast corner of the detention basin on the Final Plat which is the TBY should extend further south to the ROW line with Governors' Parkway.
  - B. The label should state, "12' Passive Greens Space Easement".
2. Standard Drainage Easement language should be added.
  - A. Detention Basin is identified as Drainage Easement.

With these two changes mentioned, staff recommends approval of the Final Plat.

No one present or via Zoom to speak in favor or against the project.

MOTION: Mr. Boline. Motion to recommend approval pending the two items that staff brought up. SECONDED: Mr. Pepper.

VOICEROLL: 8 Ayes, 0 Nays, 0 Abstains.

## VI. OLD BUSINESS

No old business.

**VII. NEW BUSINESS**

## A. Virtual Citizen Planners Workshop

Staff wanted to remind the board of the Virtual Citizen Planners Workshop which will be held October 29, 2020. Everyone is encouraged to attend.

## B. 2021 Plan Commission Meeting Calendar

MOTION: Mr. Mullane. Motion to accept the calendar for 2021 for the Plan Commission as submitted at the meeting. SECONDED: Mr. Gerber. All Ayes.

**VIII. ADJOURNMENT**

Motion to adjourn. All Ayes. Meeting adjourned.