

**LAND USE COMMITTEE**  
**EDWARDSVILLE PLAN COMMISSION**  
**October 20, 2022**

Approved: <sup>6:00 PM</sup> Kent Scheffel  
Date: 11/17/22

**PRESENT**

Kent Scheffel  
Andrea Miracle  
Tim Harr  
Tom Butts  
Bryson Baker  
Steve Stricklan, Staff  
Breana Buncher, Staff  
Tammy Kehrer, Staff  
Eric Williams, Staff

Patrick Thirion

**ABSENT**

David Gerber

**I. PUBLIC COMMENT - None**

**II. APPROVAL OF MINUTES**

A. Land Use Minutes of July 18, 2022

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

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

**III. LAND USE CASES**

A. Case 2022-34 One57 PUD  
PUD Amendment  
Developer: One57 Partners, LLC  
Engineer: CMT

This property is zoned B-2 Commercial/Business District. The property is about 2.48 acres. It is designated as Commercial in the 2010 Comprehensive Plan.

This is the second amendment for this PUD. The previous one was in 2020.

The proposed PUD Amendment includes the addition of an attached canopy structure (47.5' x 28') and a freestanding outdoor bar (8' x 20') that will be located under the canopy that will be enclosed seasonally. The space will be heated from the existing building.

**Staff Recommendation:**

Staff recommends approval of the PUD Amendment with the following conditions being addressed by the Plan Commission meeting:

- 1.) The narrative be updated to incorporate the seasonal enclosure of the new structure
- 2.) Architectural renderings of the attached canopy and bar

Tim Harr asked for clarification as to why a PUD Amendment was needed for this. Breana Buncher stated that it wasn't a part of the original site plan.

Andrea Miracle asked to clarify that it was not in violation of any building codes. Breana Buncher stated it was not as well as not in violation of any zoning code.

Bryson Baker asked if it was going to be permanent in place or if it could be moved. Patrick Thirion from Peel responded it could be moved with a crane. He also said it would be built off-site and set in place.

Andrea Miracle asked if there would be potted plants or landscaping around the structure. Patrick Thirion said they do have potted plants around there with mums currently in there and they just finished additional landscaping to make it a little nicer there.

Bryson Baker asked if this area would be additional seating for the restaurant. Patrick Thirion said it could be used for that or for a special event. He said half of the patio would have soft seating so only part of it would have tables and chairs.

Tom Butts asked if the parking requirements are still being met with this addition. Breana Buncher stated it would be.

MOTION: Approve (Butts), SECONDED: (Harr)

ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain

**IV. ADJOURNMENT** - Motion to adjourn by Kent Scheffel.