


# Administrative and Community Services Committee

## Minutes

October 29, 2019 5:30 P.M. at City Hall

Approved Date: 11-14-2019

Signature: 

PRESENT:

Art Risavy  
Will Krause  
SJ Morrison  
Craig Louer  
Jack Burns  
Janet Stack  
Emily Fultz  
Cheryl Porter  
Eric Williams  
Hal Patton  
Kevin Head

EXCUSED:

Jeff Berkbigler  
Jeanne Wojcieszak  
Bob Pfeiffer  
Walt Williams  
Mike Lybarger  
Erin Walters  
Julie Horsley  
Micki Hansel  
Brian Paul  
Justin Hodde  
Robert Helmkamp

**PUBLIC COMMENT:** None

1. Approval of minutes for October 10, 2019 ACS meeting – Motion to approve (Risavy), seconded (Krause) and voted all ayes to forward to Council.
2. Correspondence & Announcements:
  - A. Letter from Plan Commission regarding North Kansas Street Zoning Initiative
  - B. Memo from Plan Commission regarding a Text Amendment to Appendix B (Zoning) of the Codified Ordinances of the City of Edwardsville, establishing regulations for adult-use cannabis
  - C. Memo from Plan Commission regarding a Text Amendment to Appendix B (Zoning) of the Codified Ordinances of the City of Edwardsville, Amending Sections of Chapter 1244: Administration & Enforcement
  - D. Memo from Plan Commission regarding Providence Presbyterian Church Planned Unit Development – Development Plan - Modified Site Plan (Old Business)
3. Council Matters
  - A. FILED FOR SECOND READING:
    - 1) An Ordinance Authorizing the Trade-In of certain surplus personal property owned by the City of Edwardsville (for purchase of used 2018 Dodge Journey for use in DARE

program) – Motion to approve (Krause), seconded (Morrison) and voted all ayes to forward to Council.

B. NEW ITEMS:

- 1) An Ordinance Amending Chapter 1242 Rezoning the North Kansas Street Initiative Area from R-2 Multiple-Family Residential District to R-1 Single Family Residence District – This is a project that was initiated by Alderman Farrar. It is 38 lots. This is an effort to allow for continued reinvestment in an existing neighborhood. This will bring the land use and zoning in alignment with one another. Motion to approve (Morrison), seconded (Krause) and voted all ayes to forward to Council.
- 2) An Ordinance Establishing Zoning Regulations for Adult Use Cannabis – This was considered by Plan Commission at a public hearing at their last meeting. It is based on Illinois Municipality model ordinance. This ordinance identifies dispensaries as being Special Uses in the B-2 areas. Committee discussed at length the pros and cons of the ordinance with possible ways to modify it. Motion to approve (Krause), seconded (Morrison) and voted all ayes to forward to Council.
- 3) An Ordinance Amending Appendix B (Zoning) Chapter 1244: Administration & Enforcement – Currently, we send certified letters to property owners within a 250 foot radius excluding right-of-way. When the addresses come from Madison County, they have been including right-of-way in the distance. We would like to increase the distance to 300 feet so when applicants get the list from the County, it serves our purpose. We are also proposing to send notice by first class mail rather than certified mail. This also allows for transfer of Special Use Permits administratively. For substantial changes in use, we would require consideration of a Special Use Permit by the Zoning Board still. They are also requiring Special Use Permits move forward to City Council for a final decision. Motion to approve (Krause), seconded (Morrison) and voted all ayes to forward to Council.
- 4) Sole Source Resolution with Expert Movers in the amount of \$23,800 for the relocation of the Nickel Plate Depot – This is just for the relocation portion. This is one of many pieces of this. This will place it on a stable foundation. Motion to approve (Risavy), seconded (Morrison) and voted all ayes to forward to Council.
- 5) A Resolution Approving the Execution of an Agreement between the Main Street Community Center and the City of Edwardsville – This is an agreement to move the senior citizen trips to the Main Street Community Center for them to facilitate. It would be the same amount of trips plus our senior citizens would have the opportunity to participate in their trips as well. This agreement would be reviewed every year. Motion to approve (Krause), seconded (Morrison) and voted all ayes to forward to Council
- 6) An Ordinance Dissolving the Special Tax Allocation Fund and Terminating the Designation of the City of Edwardsville North Gateway Commerce Center Tax Increment Redevelopment Project Area (TIF No. 3) within the City of Edwardsville, Madison County, Illinois – This was established in 2003 with an expected life of 23

years. This will be effective at the end of the calendar year in 2019. Because it is ending early, it requires an ordinance to do so. Motion to approve (Krause), seconded (Morrison) and voted all ayes to forward to Council.

C.) ITEMS HELD IN COMMITTEE:

- 1) An Ordinance Amending Appendix B (Zoning) of the City of Edwardsville Codified Ordinances (Second Reading – held at ACS 10/10/19) – Some of the properties in the area of concern have been investigated around N. Buchanan, N. Kansas and Hillsboro. The new zoning code designation, RB-1C, will allow buildings to be 40 feet tall and it requires them to be setback between 5 and 20 feet. This ordinance would allow the City to evaluate proposals within the context of the neighborhood. This would also require new buildings to be built to human scale. Many of the structures in that area already meet those requirements. Motion to move from being held (Krause), seconded (Risavy) and voted all ayes. Motion to approve (Krause), seconded (Morrison) and voted all ayes to forward to Council.
  - a. Section 1242.03.1 – Central Business District (B-1);
  - b. Section 1242.03.3 – Downtown Mixed Use District (MU-1); and
  - c. Section 1252 – Definitions
  - d. Section 1240.01 – Purpose
  - e. Section 1242.03 – Business
  - f. Section 1242.04 – Instances when a PUD is required
  - g. Section 1246.01 – Establishment
  - h. Section 1246.07 – Comparative Table
  - i. Section 1248.02.2 – Fences, Walls, and Hedges
  - j. Section 1250.13 – Parking. Subsection (j) – Residential Districts
  - k. Section 1250.13 – Parking. (k) – Business, Manufacturing, and Industrial Districts
  - l. Zoning Map Amendment – Creating the B-1A, B-1B, and B-1C Districts
- 2) An Ordinance Amending Chapter 1242 Rezoning 210 E. Schwarz Street (PID 14-2-15-11-15-404-015) from R-1 Single Family Residence District to B-1 Central Business District (Second Reading – held at ACS 10/10/19) – Motion to continue to hold (Morrison), seconded (Krause) and voted all ayes.
- 3) Resolution Approving Providence Presbyterian Church Planned Unit Development – Development Plan (Pending recommendation from Public Services Committee – referred back to Plan Commission – held at ACS 10/10/19) – There were a couple of site changes that needed to be worked through so the proposal would be more in line with the I-55 code. They've shifted some of the parking from the side to the

rear. Public Services and Plan Commission have both recommended approval as of today. The total site for this is 6 acres with 165 parking spaces. Motion to approve (Krause), seconded (Morrison) and voted all ayes to forward to Council.

D.) ITEMS RETURNED TO COMMITTEE: None

4. Boards & Commissions:

A.) Plan Commission – Minutes 09-16-19; 2020 Meeting Calendar

B.) Zoning Board of Appeals

C.) Human Relations Commission

D.) Historic Preservation Commission

E.) Recreation, Arts and Special Events Board

F.) ETEC

G.) Library Board

H.) Band Board

I.) Cool Cities – Minutes 09-18-19

5. Old Business:

- Discussion of implementation for the Single Use Bag Ordinance – A draft letter has been created modeled from the City of Boulder. There is an introductory letter that would go out to the retailers stating the basic facts of the ordinance.

6. New Business:

- Information: ACS Meeting Tuesday, November 26, 2019 (change due to publication deadlines and Thanksgiving Holiday)
- Thank you to media – Alderman Krause stated the Intelligencer has done an excellent job covering the Single Use Bag Ordinance.

7. Next ACS Meeting: Thursday, November 14, 2019 at 5:30 PM in City Hall

8. Adjournment – Motion to adjourn (Risavy), seconded (Morrison).

**CITY COUNCIL MEETING: Tuesday, November 5, 2019 at 7:00 p.m.** in City Hall Council Chambers, 118 Hillsboro Avenue.