



Meeting Date: September 19, 2022
Meeting Time: 7:00 P.M.
Meeting Location: City Hall
118 Hillsboro

PLAN COMMISSION AGENDA

Commission Members

Michael Boline, Chair
Ashley Niebur Sharp, Vice Chair
David Gerber, Designated Alt.
Mike Pierceall
Kent Scheffel
Cari Wencewicz

Andrea Miracle
Tim Harr
Tom Butts
Blake Wagahoff
Bryson Baker

-
- I. ROLL CALL
 - II. PUBLIC COMMENT
 - III. APPROVAL OF MINUTES
 - A. Regular Meeting Minutes – 8-15-22
 - IV. CASES
 - A. Case 2022-26 - Blue High LLC - Zoning Amendment to Rezone the Northeast corner of South State Route 157 and Governor's Parkway (PID: 14-2-15-15-03-301-006) from R-2 Multiple-Family Residential District to B-2 Commercial Business District.
 - VI. PROJECT UPDATES
 - VII. OLD BUSINESS – Proposed Plan Commission Calendar
 - VIII. NEW BUSINESS
 - IX. ADJOURNMENT

If prospective attendees require an interpreter or other access accommodation, please contact the Edwardsville City Clerk's office at 618-692-7500 no later than 48 hours prior to the commencement of the meeting to arrange the accommodations.

PLAN COMMISSION
August 15, 2022
7:00 PM
MINUTES

Approved: _____

Date: _____

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>
Mike Boline, Chairman	Janet Stack, Ward 3 Ald.	Cari Wencewicz
Ashley Niebur Sharp, Vice Chair	Chris Farrar, Ward 1 Ald.	Tim Harr
David Gerber, D. Alt.	Justin Venvertloh	
Andrea Miracle	Michelle Spillers	
Mike Pierceall	Jaime Eads	
Kent Scheffel	Pam Farrar	
Tom Butts	Jeanie Benson	
Blake Wagahoff	Patricia Anderson	
Bryson Baker	Mary Trice	
Breana Buncher, Staff	John Baker	
Tammy Kehrer, Staff	Judith Baker	
Eric Williams, Staff	Sue Betts	
Kevin Head	Brad Lewis	
	Kim French	
	John Randall	

II. PUBLIC COMMENT: None

III. APPROVAL OF MINUTES

A. Minutes of the regular meeting for July 18, 2022.

MOTION: Move for Approval (Gerber), SECONDED: (Scheffel)

ROLL CALL: 6 Ayes, 0 Nays, 3 Abstain (Boline, Niebur Sharp, Butts)

IV. CASES

A. Case 2022-17 – Contegra Construction has requested a PUD Amendment for Ironworks to allow a drive-thru on Lot 5 (PID: 14-2-15-23-00-000-065)

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

The request is to allow for two drive-thrus in the PUD instead of one. The additional drive-thru will be on Lot 5 and will be a pickup window only.

No public comment occurred for this case.

Staff Recommendation:

Staff recommends approval of the PUD Amendment.

Tom Butts asked if it was a requirement to be a pickup window only. He said staff should look long term and not restrict it as a pickup window only. Breana Buncher stated it is a different type of drive-thru and the City is not restricting it.

Mike Boline stated he believes it is appropriate to have two drive-thru's within this PUD.

MOTION: Move for Approval (Butts), SECONDED: (Gerber)

ROLL CALL: 9 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

The zoning for this is I-55 Town Center. There is approximately 14.568 acres in this development. The 2010 Comprehensive Plan shows this as the I-55 Corridor District.

With this final plat site plan, they are amending the final plat that was completed with Phases 1 and 2. They are adjusting the lot lines to incorporate a section to be a part of the plat that was not there originally and to plat Phase 3.

No public comment occurred for this case.

Staff Recommendation:

Staff recommends approval of the PUD Site Plan and Final Plat.

MOTION: Move for Approval (Pierceall), SECONDED: (Gerber)

ROLL CALL: 9 Ayes, 0 Nays, 0 Abstain

- C. Case 2022-26 – Blue High LLC - Zoning Amendment to Rezone the Northeast corner of South State Route 157 and Governor's Parkway (PID: 14-2-15-15-03-301-006) from R-2 Multiple-Family Residential District to B-2 Commercial Business District.**

The property is approximately 3.78 acres. The 2010 Comprehensive Plan designates this as Neighborhood.

They are requesting to rezone the subject property from R-2 Multiple Family District to B-2 Commercial Business District.

Finding of Facts:

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

The subject property is currently zoned "R-2" Multiple-Family Residential District. The lot property is currently vacant.

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

	Zoning District	Current Use
North	“R-2” Multiple-Family Residential District & “B-2” Commercial Business District	Multiple-Family Dwelling and Commercial Business
South	“B-2” Commercial/Business District	Commercial
East	“R-2” Multiple-Family Residential District	Multiple-Family Dwelling
West	“ R-1” Single Family Residence & Institutional and Public Service District	SIUE

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

The property may be suitable for other “R-2” Multiple-Family Residential uses.

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

The rezoning of the subject property is suitable as the majority of the surrounding area is zoned “B-2” Commercial Business District.

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 remainder of the neighborhood is stable and the surrounding area is established with a mixture of business and multiple-family dwellings.

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

The Comprehensive Plan shows this area as neighborhood, which permits both residential and limited nonresidential uses.

Historically, the area was used commercially as a U-Haul Truck Rental/ Service Station in the 1990s and occurred in state owned right-of-way (ROW).

Staff thinks this section of ROW received the “R-2” designation because zoning boundaries usually follow the centerline of a street.

In 2015, the property was sold and the creation of the lot occurred. It kept the “R-2” Multiple-Family zoning designation even though the lot created is at an intersection of two arterial roadways.

Staff believes the “R-2” Multiple Family Zoning designation was a result of a new parcel being created from a large ROW.

If the parcel were to be created prior to the adoption of the Comprehensive Plan and not still considered ROW, then its designation may have been commercial since almost all of IL-157 is designated as commercial.

Public comment was taken at this time.

Jeanie Benson spoke regarding her concerns with this. She lives in the Gardens Condominium Association. She stated all owners are not in favor of this zoning change. She said the zoning change will negatively impact the surrounding property owners. She feels the findings of fact are misleading.

John Randall, resident of the Gardens Condominium Association, spoke against this zoning change. He had a letter read into record from the Gardens Condominium Association. The concerns stated in the letter are increased traffic, much higher noise levels, decreased security, and impaired privacy.

Pam Farrar spoke regarding her opposition to the rezoning. She feels the proposed development does not fit into the neighborhood. If this is changed to B-2, she believes the developer could change their plans to almost anything they see that fits into a B-2 designation. She stated the traffic and overall safety issues for cars and pedestrians needs to be considered too.

Janet Stack, Ward 3 Alderman, spoke regarding her opposition to this. She stated it is a very poor decision to try to change the zoning. She believes the infrastructure cannot handle all the growth.

Patricia Anderson, resident of the Gardens Condominium Association, spoke regarding her opposition to the rezoning. She doesn't think the acreage is enough to support a proposed hotel. She stated she purchased her home believing that the land next to it would be residential.

Public comment was closed at this time.

Staff Recommendation:

Staff recommends approval of the proposed zoning map amendment from R-2 Multiple Family Residential District to B-2 Commercial/Business.

Mike Pierceall asked for an overview of the permitted uses, Special Uses, height restrictions and bulk area requirements. Breana Buncher showed a table describing this.

Mike Boline asked how the parcel got created in the first place as there used to be a business there operating on state right-of-way. Eric Williams said the understanding from IDOT was that it was a land lease they had. Whenever the widening of IL-157 was done, it terminated that lease. In 2008, the state put up for auction the two parcels there, a north and south one. Madison Mutual purchased the south parcel, which at the time, was south of Governors Parkway. There were no bidders on the north parcel at the time. In 2015, they put the north parcel up for auction again and it was purchased by the current owner.

Mike Pierceall said a Planned Unit Development would allow the applicant to apply for the type of use they are proposing that would have a mixed use component to it if the rezoning was denied.

The Committee & Staff discussed different scenarios of what could be built on the lot if it was zoned B-2 and R-2.

Andrea Miracle expressed concern with zoning it to B-2 as that would open it up for

almost any type of business.

Bryson Baker believes the best use for the property as a blank slate is Commercial.

Tom Butts stated even if the property does not get rezoned, it will get developed at some point. He does believe, though, that it is best suited for Commercial.

Blake Wagahoff stated because it is at two major intersections, Commercial would seem to be the best use.

David Gerber asked where the access points would be for this piece of property. Eric Williams stated there was one access point permitted on the site as part of the sale of the property. It would be on the far north side of the site along IL-157.

Mike Boline asked if a transitional buffer yard is required between an R-2 use backing up to an R-2 use. Eric Williams stated that would not be required. He said if it was a B-2 use backing up to any residential use, then a transitional buffer yard would be required.

Mike Boline stated it would be good to know what the potential impacts would be for both R-2 and B-2 before making any decision on rezoning.

MOTION: Table (Pierceall), SECONDED: (Gerber)

ROLL CALL: 9 Ayes, 0 Nays, 0 Abstain

D. Case 2022-29 - Amendment to Chapter 1248.02.31 (Short Term Rental) of Appendix B (Zoning Code) of the Codified Ordinances of the City of Edwardsville

The Type B short-term rental was amended to only allow for them within a short-term rental boundary map. As such, Type B Non-Owner Occupied is only permitted by a Special Use Permit in the areas indicated in the short-term boundary map and within the LeClaire Historic District. In addition, short-term rentals will now require annual inspections.

An updated version of the short-term rental boundary map was presented. In addition, the LeClaire Historic District boundary map was presented.

Tom Butts asked what would happen if there were a bunch of complaints about a short-term rental. Breana Buncher stated their license can then be revoked.

MOTION: Move for Approval (Gerber), SECONDED: (Miracle)

ROLL CALL: 9 Ayes, 0 Nays, 0 Abstain

- VI. PROJECT UPDATES** – None at this time.
- VII. OLD BUSINESS** – None
- VIII. NEW BUSINESS** – By-Laws Discussion

Staff is trying to streamline the processes and procedures within the department and update the by-laws.

There was discussion about eliminating sub-committees and just having two Plan Commission meetings a month.

Committee discussed. One suggestion would be to have one of the meetings to be Committee style and have it be more like a workshop in which you would not take a vote and the next meeting be a regular Plan Commission meeting. Staff will put together a draft schedule to distribute to the Committee which can be discussed at the next meeting.

IX. ADJOURNMENT – Motion to adjourn by Mike Boline.

RECEIVED
JUL 06 2022

BY: _____



REQUEST FOR ZONING AMENDMENT
PLAN COMMISSION (three or more lots or more than 1 acre)
EDWARDSVILLE, IL

(Do not write in this space - for office use only)

Date set for hearing	8-15-22	AMEND. REQUEST NO	2022-26
Notice published on	7-27-22	DATE	7-6-22
Newspaper	"I"	Parcel ID No	14-2-15-15-03-301-006
		Fee Amount	\$700
		Date Pd	7-6-22
		FEMA/FIRM Zone	
		Soil Survey Sheet No	
		Undermined	
		Madison County SWCD Report Received	
		Endangered Species Report Required	Received

Recommendation of Plan Commission:	Action by City Council:
() Denied _____	() Denied _____
() Approved _____	() Approved _____
() Approved with modification _____	() Approved with modification _____
Date _____	Ordinance No. _____
	Date _____

Instructions to applicants: To request a change in the zoning map:

- 1) This application for a zoning amendment must be complete.
- 2) You must secure a written report from the Madison County Soil and Water Conservation District, with a copy to be sent to Department of Public Works office of the City of Edwardsville at 118 Hillsboro Avenue, P. O. Box 407, Edwardsville, Illinois 62025 (see attached fee schedule).
- 3) All requests for property to be rezoned **must** include a site plan with the application showing the information listed in item 6 paragraphs a), b), c), d) (an "Air Photo Overlay" from Madison County Maps and Plats for the subject property), & e).
- 4) You **must** secure a written Endangered Species Consultation Agency Action report for All vacant properties, with a copy to be sent to the Department of Public Works office of the City of Edwardsville at 118 Hillsboro Avenue, P. O. Box 407, Edwardsville, Illinois 62025 (see attached form).
- 5) Names and Addresses of all property owners within 300 feet of subject property boundaries **must** be provided.

All information requested on this application **must** be provided and reports received from the Madison County Soil and Water Conservation District and the Endangered Species Report **before** a hearing will be scheduled for the next regularly scheduled Plan Commission meeting.

A notice of the hearing will be published in a newspaper of general circulation in the local area at least 15 days before the hearing and the applicant/owner will be notified by mail of the time and place of the hearing at least 15 days prior to the hearing date. The applicant or his attorney or duly-authorized agent must appear at the hearing and present this case to the Plan Commission or the case will not be heard and fees forfeited. Normally there are only two primary reasons for a change in zoning: (1) the original zoning was in error; (2) the character of the area has changed to such an extent as to warrant rezoning. The burden of providing substantiating evidence rests with the applicant. Applicants are **encouraged to contact the Office of Planning & Zoning should they have any questions concerning the application.**

1. Name of Applicant(s) Blue High, LLC - Robert L. Plummer
 Email Address leads@ripdevelopment.com
 Address: 514 E. Vandalia Phone 618-455-7979
 City: Edwardsville State: IL Zip 62025

2. Property interest of applicant:
 Owner Contract Purchaser Lessee Other _____

3. Name of Property Owner(s) Blue High, LLC - Robert L. Plummer
 Email Address leads@ripdevelopment.com
 Address: 514 E. Vandalia Phone 618-455-7979
 City: Edwardsville State: IL Zip 62025

4. Amendment to Map:
 It is requested that Parcel ID # 14-2-15-15-03-301-001 of the property described below and shown on the attached site plan be rezoned from R-2 to B-2. Address of property as assigned by the 911 coordinator is Governors Parkway 1157. Legal description of property (lot, block and subdivision - Additional sheets may be attached if necessary): see attached

Present use of property Vacant land
 Proposed use of property Commercial - hotel/hospitality plus outlot
 Reason for Amendment The city has the property zoned as R-2, the county has it zoned B-2. We are wanting it rezoned from R-2 to B-2, so we are able to use it for commercial use.

5. Names of adjacent property owners:
 Following are the names of owners of all property adjacent to the subject property, including those directly across the street, and present use of their property:

<u>See attached</u> (Northerly)	<u>Residential-Condo</u> (present use)
<u>See attached</u> (Southerly)	<u>Vacant Commercial</u> (present use)
<u>See attached</u> (Easterly)	<u>Apartments/Commercial</u> (present use)
<u>See attached</u> (Westerly)	<u>SIUE</u> (present use)

6. Site plan attached shall be drawn in a scale large enough for clarity to reflect all of the following (shall not exceed 11" X 17" drawing or 20 copies shall be provided by applicant):

a) Location and dimensions of :

- 1) Lot (Corner Lot shall be identified)
- 2) Buildings
- 3) Driveways
- 4) All off-street parking spaces

b) Distance between:

- 1) Buildings and front, side and rear property lines
- 2) Principal building and accessory buildings

c) Location of:

- 1) Signs
- 2) Easements
- 3) Underground utilities
- 4) Septic tanks/tile fields
- 5) Water wells
- 6) Etc.

d) An "Air Photo Overlay" available at Madison County Maps and Plats for the subject property shall be furnished by the petitioner.

e) Any additional information as may reasonably be required by the Zoning Administrator and applicable sections of the Zoning ordinance.

7. Based on the most recent tax records available from Madison County Maps and Plats office, **attached** are the computer listing of:

- Name and Address of the property owner for the subject property, and
 Names and Addresses of all property owners within 300 feet of subject property boundaries.

8. I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Edwardsville, Illinois for the purpose of inspecting or enforcing, maintaining and repairing the same such notices as may be required by law.

[Redacted Signature Area]

Applicant(s)

Property Owner(s)

7/6/22
Date

7/6/22
Date

2.

Jaime Eads

From: Rick Macho <rickmacho8@gmail.com>
Sent: Saturday, June 18, 2022 10:15 AM
To: Jaime Eads; ZwiJack, Ryan; Sirko, David; aspain@cityofedwardsville.com
Subject: Re: 157/Governors Parkway

Jaime: Concerning the proposed Home2 Suites and Hilton Garden Inn on Rte 157 and Governors Parkway, here are some pre-development recommendations:

- A line of silt fence or straw wattles should be installed as construction begins
- The necessary storm water storage can be accomplished by using an underground storage system, similar to what you used at the Holiday Inn Express site.
- Try and not disturb the vegetation on the out lot .
- Have a concrete washout facility in place prior to any concrete pour.

Rick Macho
Madison Co. Soil and Water Conservation District

On Fri, Jun 17, 2022 at 12:48 PM Jaime Eads <jeads@rlpdevelopment.com> wrote:

Rick,

Will the attachment work for what you need to do with it? Let me know either way.

Thank you and have a nice weekend.

Jaime Eads | Administrative Assistant

Phone: ~~618-655-7979~~ | Fax: 618.655.7983 | Ext: 10782

jeads@rlpdevelopment.com



514 East Vandalia St.
Edwardsville, IL 62025
www.rlpdevelopment.com

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Applicant: Thouvenot Wade & Moerchen Inc.
Contact: Kyle Lynch
Address: 4940 Old Collinsville Road
 Swansea, IL 62226

IDNR Project Number: 2214553
Date: 06/17/2022

Project: Governors Parkway Edwardsville
Address: Route 157 and Governor's Parkway, Edwardsville

Description: New development consisting of two buildings.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Madison

Township, Range, Section:
 4N, 8W, 15



IL Department of Natural Resources
Contact
 Adam Rawe
 217-785-5500
 Division of Ecosystems & Environment

Government Jurisdiction
 IL Environmental Protection Agency
 Division of Water Pollution Control
 1021 North Grand Avenue East
 Springfield, Illinois 62794

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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Air Photo Overlay

Madison County GIS Viewer

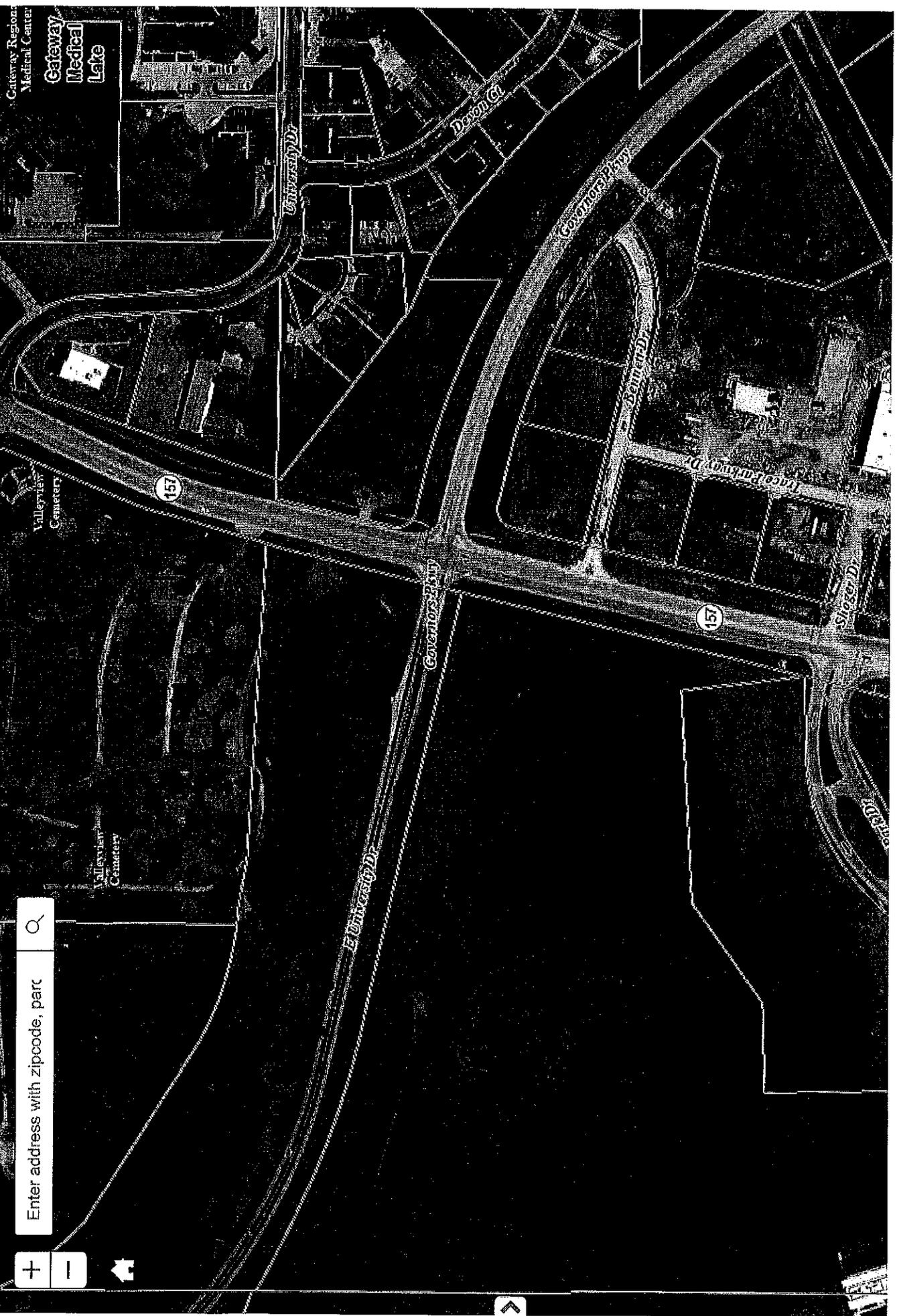
An Interactive Mapping Application



Enter address with zipcode, parc



Help



Zoning Amendment Request:

Blue High LLC has filed a petition for a Zoning Amendment to change the zoning for Northeast corner of South State Route 157 and Governor’s Parkway, from “R-2” Multiple-Family Residential District to “B-2” Commercial Business District.

Area Land Use and Zoning:

The subject site is zoned “R-2” Multiple-Family Residential District and adjacent properties are zoned and used as follows:

	Zoning District	Current Use
North	“R-2” Multiple-Family Residential District & “B-2” Commercial Business District	Multiple-Family Dwelling and Commercial Business
South	“B-2” Commercial/Business District	Commercial
East	“R-2” Multiple-Family Residential District	Multiple-Family Dwelling
West	“ R-1” Single Family Residence & Institutional and Public Service District	SIUE

Finding of Facts:

- (1) Existing use(s) and zoning of the property in question.
The subject property is currently zoned “R-2” Multiple-Family Residential District. The lot property is currently vacant.
- (2) Existing use(s) and zoning of other lots in the vicinity of the property in question.
See AREA LAND USE AND ZONING above.
- (3) Suitability of the property in question for uses already permitted under existing regulations.
The subject property is vacant.
- (4) Suitability of the property in question for the proposed use.
The rezoning of the subject property is suitable as the majority of the surrounding area is zoned “B-2” Commercial Business District.
- (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 remainder of the neighborhood is stable and the surrounding area is established with a mixture of business and multiple-family dwellings.
- (6) The effect the proposed rezoning would have on compliance with the Comprehensive Plan.
The Comprehensive Plan shows this area as neighborhood, which permits both residential and limited nonresidential uses. Rezoning this site from “R-2” Multiple-Family Residential District to “B-2” Commercial Business District would comply with the Comprehensive Plan.

Discussion:

Property History: Historically, this property had been used commercially. In the 1990’s this property was used as a service station and U-Haul truck rental. These commercial uses were used on this parcel which was all state-owned right-of-way at the time. Between 2003 and 2006, the commercial structure was demolished.

Creation of the Subject Parcel: Below is a section of the 2015 Edwardsville Zoning Map that shows the subject property as right-of-way. The orange color in the 2015 Edwardsville Zoning Map is “R-2” Multiple-Family Residential and the red color is “B-2” Commercial Business District.

Zoning boundaries usually follow the centerline of a street, with properties on one side being zoned one way and properties on the other side being zoned a different way. In this case, the 2015 Edwardsville Zoning Map shows the lot line (the black line) is what splits the multiple-family zoning district from the commercial zoning district. In 2015 when IDOT sold the property and this parcel was created, the zoning boundary remained in place and did not change even though the lot created is at the intersection of two arterial roadways. Therefore, the current “R-2” Multiple-Family Residential zoning designation was a result of a new parcel being created from a very large right-of-way.

In addition, this parcel was created after the adoption of the 2010 Comprehensive Plan, meaning the parcel was still considered as IDOT right-of-way which may explain why this parcel received the neighborhood designation.



2015 Aerial Imagery. Please note lot lines are as they are existing currently not in 2015.



2015 Edwardsville Zoning Map

Staff Recommendation:

Based upon the preceding considerations, staff recommends approval of the zoning amendment to rezone the subject property from “R-2” Multiple-Family Residential District to “B-2” Commercial Business District.