

Administrative and Community Services Committee

Minutes

March 10, 2022 5:00 P.M. at City Hall

Approved Date: ~~###~~ 03-31-2022

Signature: W M K

PRESENT:

Will Krause
Jack Burns
Elizabeth Grant
Eric Williams
Mike Lybarger
James Whiteford
John Cunningham
Devin Gray
Jennifer Warren
Emily Calderon
Amanda Tucker
Kevin Head
Jeanne Wojcieszak
James Arnold
Nate Tingley
Dean Marty
Susan Marty
Bob Schoeberle
J. Scott Phillips
Gregg Sutterfield
Rachelle Lengermann

Eric Olson
Mike Whiteaker
Melinda Nossler
Mike Rathgeb
Paul Hanson
Charles Bollinger
Trevor Pettus
Stan Osterbur
Greg Prickett
Jon Wagner
Bill Herman
Sue Doak
Linda Queen
Tamara Walker
Jennifer Stukenberg
John Falcone
Rex Whitehead
Mike Hedge
Julie Fleck
Alan Oberholtzer
Suzanne Oberholtzer
Dave Stukenberg
Suzanne Osterbur

EXCUSED:

Alderman Krause called the meeting to order at 5:02 p.m. An approved motion was made to include Alderwoman Grant to attend virtually

PUBLIC COMMENT: John Falcone – He is concerned about the amount of opened PUD developments and their demographics. He feels Staff needs to slow down these developments. He is also concerned if residents are purchasing in these developments or if they are renting them.
Trevor Pettus – He is concerned about the Gerber Park PUD Development. His concern is that this proposal is on a curve and that may be hazardous with the increasing amount of people that will walk across the street. His main concern is the decrease on home value. The proposed development may look like rental

property even if the residents may own. It does not match the theme of the neighborhood.

Stan Osterbur – He is concerned as to why not more neighbors of the Gerber Park PUD were advised of the development. He states that two residents in Carrington Court were advised. Carrington Court is directly across from the proposed development. He questioned the criteria for the requirements on advising surrounding residents of the proposed development.

David Stukenberg – The density of 21 town homes under 3 acres is creating a lack of green space. There is no guarantee that the town homes won't turn into rental units. He understands the developer has no intentions on these to turn into rental units but there are no guarantees as time goes on that this won't be a problem.

Jon Wagner – He found out about the new development two days prior to the meeting. He also feels that it doesn't seem to match the community. He thinks it needs to be re looked at so it matches up with the surrounding area.

Sue Doak – She asked what was the need for this type of structure on Gerber Rd. which is already zoned for a single family home. She mentioned that the area is not supporting this development. She is concerned about traffic. It is already difficult to get from one side of town to another and not with this proposed development it would only worsen.

Mike Hedge – He feels that a development like this would suite his needs from his progressing lifestyle perspective. He understands that the traffic will be a concern but also wanted to offer a different perspective. Regarding property values, he mentioned that the townhomes will be the same price as the surrounding homes if not a greater value.

Suzanne Osterbur – She is disappointed that she found out about the development through a neighbors text. She feels that the density of the project in that particular area doesn't seem to fit. She says that would be a lot of people and traffic to put in that small corner on Gerber. She has asked for better communication in the future.

Bob Schoeberle – He resides nearby and thinks that the right people are building this project. He mentioned that the builder has constructed many of the surrounding homes and many of them have doubled in value. His fear is that this property would go commercial. Looking into the future he feels that this is the right project for that property.

Mike Whittaker – He has safety concerns about the crosswalk being a blindspot and he worries that with this new development it will make it worse. He feels that it doesn't fit in the area and mentions that the entire area is single family homes. This will change the look and feel of the neighborhood. He leaves with the question, "Is it the right thing to do?"

1. Approval of minutes from the February 24, 2022 ACS meeting – Motion to approve (Krause), seconded (Burns) and voted all ayes to forward to Council
2. Correspondence & Announcements:
 - A. Monthly Building Permit Report – February 2022

- B. Letter from Plan Commission regarding Gerber Park PUD Development Plan
- C. Letter from Zoning Board of Appeals regarding a Special Use Permit for 119 South Main Street
- D. Letter from Zoning Board of Appeals regarding a Special Use Permit for 1315 Gerber Woods Drive
- E. Letter from Zoning Board of Appeals regarding a Special Use Permit for 2386 Troy Road

3. Council Matters

A. FILED FOR SECOND READING:

- 1.) An Ordinance Certifying the Official Zoning Map of the City of Edwardsville, Madison County, Illinois. The City is required by the State of Illinois to publish an Official Zoning Map by March 31st of each year. This is an updated map including any zoning and/or annexation within the last year. – Motion to approve (Krause), seconded (Burns) and voted all ayes to forward to Council

B. NEW ITEMS:

- 1.) A Resolution Approving a Special Use Permit for a Drive-Through Facility at 119 South Main Street. The drive through structure will be an accessory located behind the building and also detached from the principal structure. – Motion to approve (Krause), seconded (Grant) and voted all ayes to forward to Council
- 2.) A Resolution Approving a Special Use Permit for a Drive-Through Facility at 2386 Robinson Lane. This will be for Hawaiian Bros. Restaurant. When it was used as a previous restaurant a SUP for a drive-through was not required therefore the City currently doesn't have one on file. – Motion to approve (Krause), seconded (Burns) and voted all ayes to forward Council
- 3.) A Resolution Approving a Special Use Permit for a "Type B" Non-Owner Occupied Short-Term Rental at 1315 Gerber Woods Drive. This particular property is located in a single family district. There are a total of three approved Short-Term Rentals in the City. They are also in an R-1 district but adjacent to Commercial zoning. – Motion to approve (Krause), seconded (Burns) and voted 1 aye (Krause) and 2 nays to forward Council
- 4.) A Resolution Authorizing Gerber Park PUD Development Plan. This is a nearly 3 acre development proposing terrace homes. In a single family R-1 subdivision, developers are required to dedicate 10% of the land area to greenspace. There is 13% of Gerber Park dedicated to greenspace. The standard density requirement on a single family home is 7500 sq. ft. per lot. They are proposing 20 homes on this particular lot. The City standard is 2 parking spaces per dwelling unit and these homes will have garages plus driveway space plus addition parking in the bays. The developer was present. He mentioned that his target buyers are first time home purchasers. He is working toward adopting no Airbnb's being allowed in the covenants and restrictions. These will be owner occupied. Krause asked Staff about how they advise the public on public hearings. Many citizens were concerned about it as well. Staff confirms that a sign was posted at least 15 days prior to the Plan Commission meeting date and that they are 18" X 24" posters. There was also a public hearing notification in the Intelligencer and letters sent out to the residents within 300' of the proposed location. When the City made the improvements to Gerber Road, City Council decided to install a sidewalk on

one side. Solar powered flashing beacons, which would operate by pushing a button, have been talked about for the intersection of Stonebrooke and Gerber. Police records indicate that there is no crash data within the last five years. Krause informs citizens that part of the PUD process is allowing City Council feedback in a development where otherwise Staff has no say. Before City Council, Krause would like some enhanced screening and vegetation in the southwestern corner with some sort of sidewalk that will limit crossing at an intersection that is not controlled. – Motion to approve (Krause), seconded (Burns) and voted all ayes to forward to Council

5.) Approval of RASE Board Items from March 1, 2022

a) Final Lap Race Management, Inc. – Watershed Endurance on August 6, 2022

b) Main Street Community Center – Trivia in the Park on June 15, 2022

c) The Pilates Barre Studio – Find Your Fit Expo on June 18, 2022

d) The Land of Goshen Community Market – Goshen Market on May 7 through October 15, 2022 (Saturdays only)

e) St. Boniface Church – Bonifest on June 3 and 4, 2022

f) Metro Milers Running and Walking Club – Route 66 10k on June 11, 2022

Motion to approve (Krause), seconded (Burns) and voted all ayes to forward to Council

C. ITEMS HELD IN COMMITTEE: None

4. Boards & Commissions:

A. Plan Commission – Minutes 01-19-22

B. Zoning Board of Appeals – Minutes 01-24-22

C. Human Relations Commission

D. Historic Preservation Commission

E. Recreation, Arts and Special Events Board

1) Recreation Report – February 2022

2) Program Report – February 2022

F. Edwardsville Beautification and Tree Commission

G. Library Board

H. Band Board

I. Cool Cities

5. Old Business: None

6. New Business: None

7. Next ACS Meeting: Thursday, March 31, 2022 at 5:00 p.m. in City Hall Council Chambers, 118 Hillsboro Ave.

8. Adjournment – Motion to adjourn (Krause), seconded (Burns)

CITY COUNCIL MEETING: Tuesday, March 15, 2022 at 7:00 p.m. at City Hall Council Chambers, 118 Hillsboro Ave.