


PLAN COMMISSION

August 15, 2022

7:00 PM

MINUTES

Approved: 

Date: 9/19/22

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.