

ALTON PLAN COMMISSION AGENDA

Tuesday, April 8, 2025

6:00 P.M.

COMMISSIONERS

Mark Hackworth, Chairman
Martha Kane
Robert Wayne Harris
Timothy Lolley
Eric Shultis

Barry Clayton
Joe Blair
Shondalyn Williamson
Todd Harpole
Steph Schobernd

A. CALL TO ORDER

B. ROLL CALL

C. SPEAKERS FROM THE FLOOR

D. APPROVAL OF MINUTES

1. Motion to Approve the Minutes from the February 11, 2025 Plan Commission Meeting (Place on File)

E. PUBLIC HEARINGS:

1. PC 25-001 (Zoning Map Amendment) A request by William Moyer, owner of record, for a zoning map amendment to rezone the property located directly north of 1843 N. Rodgers Avenue, identified as Lot 5, Lot 6, and Lot 7 of Moyer Subdivision (PB. 51, PG. 74), from "C-2" General Commercial District to "R-1" Single-Family Residential District to develop two (2) single-family residences
 - a) Motion to Open Public Hearing
 - b) Staff Report
 - c) Public Input
 - d) Motion to Close Public Hearing
 - e) Motion to Recommend Approval
2. PC 25-002 (Planned Development Procedure) A request by Lorraine Ward (18th & Vine Developers, LLC), applicant, on behalf of Waterfront Properties (XV, XVII, 35, 38) LLC, owner of record, for a Planned Development Procedure to facilitate the development of a 70-unit apartment building, a mixed-use building, and parking areas on property located at 324 Ridge Street, 650 E. Broadway, and 652 E. Broadway (PPNs 23-2-07-13-05-103-001; 23-2-07-13-05-103-006; 23-2-07-13-05-103-007;

23-2-07-13-05-103-008; 23-2-07-13-05-103-018; 23-2-07-13-05-103-017; and 23-2-07-13-05-103-016)

- a) Motion to Open Public Hearing
- b) Staff Report
- c) Public Input
- d) Motion to Close Public Hearing
- e) Motion to Recommend Approval

F. NEW BUSINESS

G. OLD BUSINESS

H. STAFF REPORT

I. COMMENTS FROM COMMISSION MEMBERS

J. ITEMS FOR NEXT AGENDA

K. ADJOURNMENT

IF PROSPECTIVE ATTENDEES REQUIRE AN INTERPRETER OR OTHER ACCOMMODATIONS, PLEASE CONTACT THE ALTON CITY CLERK'S OFFICE AT 618-463-3522 NO LATER THAN 48 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING TO MAKE ARRANGEMENTS.

**ALTON PLAN COMMISSION
CITY COUNCIL CHAMBERS
FEBRUARY 11, 2025
DRAFT MEETING MINUTES**

MEMBERS PRESENT: Joe Blair, Todd Harpole, Martha Kane, Eric Shultis, Shondalyn Williamson, Tim Lolley, Steph Schobernd

MEMBERS ABSENT: Mark Hackworth, Wayne Harris, Barry Clayton

OTHERS PRESENT: Andi Campbell (Deputy Director of Planning and Development)

CALL TO ORDER

Interim Chairman Blair called the meeting to order at 6:05 p.m.

ROLL CALL

Roll call was taken with 7 present and 3 absent.

SPEAKERS FROM THE FLOOR

None.

APPROVAL OF MINUTES

Motion was made by Shondalyn Williamson and seconded by Todd Harpole to approve the minutes dated November 19, 2024. (Place on file.) Voice vote. All ayes.

PUBLIC HEARINGS

None

NEW BUSINESS

None

STAFF REPORT

1. Comprehensive Plan Consultant – Ms. Campbell gave an overview of the Selection Committee’s interview process and findings. Ms. Campbell stated that the Selection Committee consisted of seven members: Mayor Goins, Greg Caffey, Mark Hackworth, Shondalyn Williamson, Lyndsey Younger, and herself. Ms. Campbell stated that after interviewing six firms, the Selection Committee scored each firm using a standardized matrix considering the following items: qualifications and experience, team organization and structure, understanding of potential scope and local conditions, public engagement, and timeline and budget. Ms. Campbell fielded questions from the commission pertaining to Stantec’s qualifications and proposal.

Motion was made by Todd Harpole and seconded by Steph Schobernd to make a recommendation to City Council to move forward with Stantec Consulting Inc. as the consultant for the city’s new Comprehensive Plan. Voice vote. All ayes.

2. Annual Meeting Schedule Adoption – Ms. Campbell introduced the 2025 Annual Meeting Schedule, stating that the commission would continue to meet the second Tuesday of the month at 6PM with accommodations for holidays.

Motion was made by Shondalyn Williamson and seconded by Martha Kane to adopt the annual meeting schedule. Voice vote. All ayes.

ADJOURNMENT

Motion was made by Todd Harpole and seconded by Shondalyn Williamson for adjournment. Voice vote. All ayes.

Meeting adjourned at 7:56 p.m.

REPORT TO THE PLAN COMMISSION CITY OF ALTON

Application Number:	PC25-001
Application Name:	Moyer Map Amendment
Applicant Name:	William Moyer
Property Owners:	William and Verla Moyer
Request:	A request for a Zoning Map Amendment in order to rezone Lots 5, 6, & 7 of Moyer Subdivision from C-2 General Commercial District to R-1 Single-Family Residential District.
Site Address:	Lots 5, 6, & 7 of Moyer Subdivision
Parcel ID Number(s):	23-2-08-08-05-101-047
Zoning Designation:	"C-2" General Commercial District
Total Site Area:	Approximately 0.67 acres
Commission Meeting Date:	April 8, 2025
Staff Recommendation:	Approval



Request Overview

The applicant is requesting a zoning map amendment in order to rezone the subject property from “C-2” General Commercial District to “R-1” Single-Family Residential to in order to develop two single-family homes on the existing lots.

Site History and Existing Conditions

The subject property is located directly north of 1853 N. Rodgers Ave. and is currently zoned “C-2” General Commercial. The adjacent property to the south is utilized for residential purposes with an accessory commercial use (contractor’s shop). The site was previously subdivided for residential development, but was never fully developed. The property was designated commercial during the adoption of the 2003 zoning map due to the commercial activity on the site.

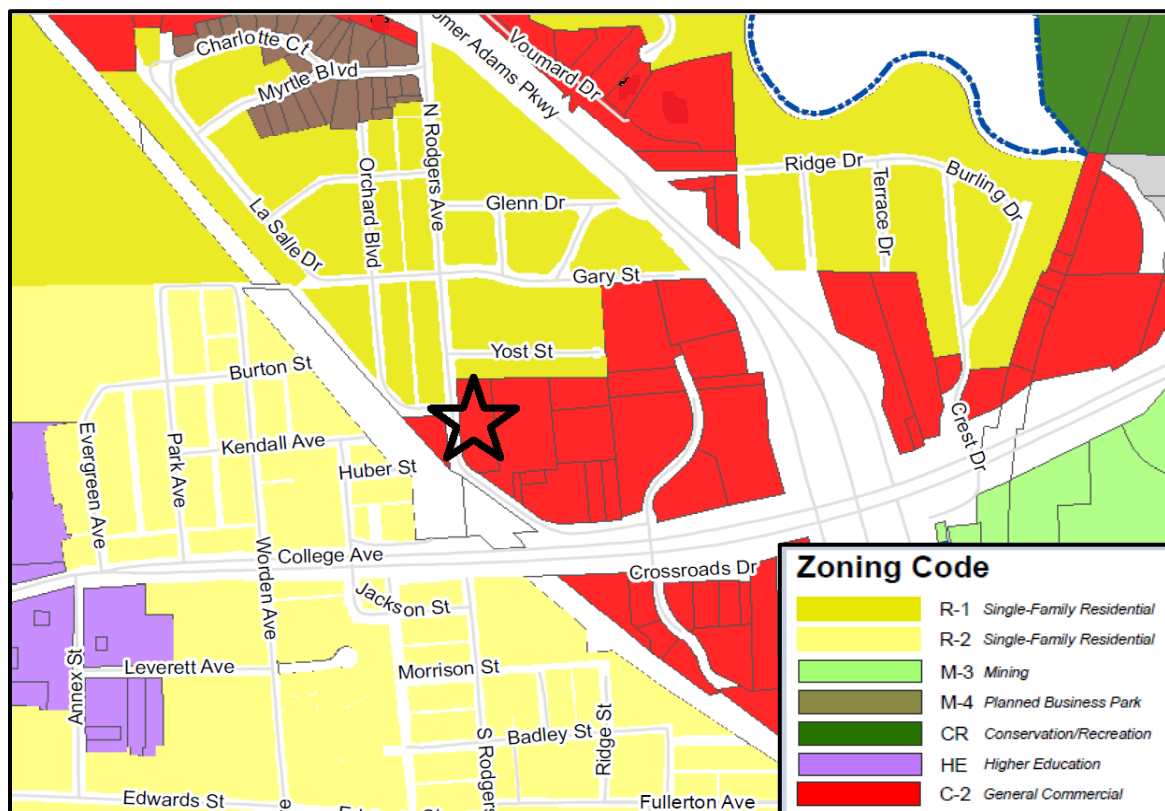
County Map (subdivision lot lines shown)



Planning & Zoning Considerations

LAND USE & ZONING CONTEXT MATRIX		
DIRECTION	ZONING DISTRICT	EXISTING LAND USE
North	R-1 Single-Family Residential	Residential
South	C-2 General Commercial	Commercial/Residential
East	C-2 General Commercial	Commercial
West	R-1 Single-Family Residential	Residential

Zoning Map



Zoning Consistency Review

The purpose of the “R-1” Single-Family Residential District is to provide areas for single-family residential uses of a suburban character. It is further intended to provide for other uses which are customarily found with and are not detrimental to single-family residences such as parks, schools, and churches. The “R-1” District is considered consistent with and designed to implement the provisions of the comprehensive plan for land designated as single-family and urban residential on the city's future land use map. “R-1” District Regulations are provided as “Attachment A” of this report.

The purpose of the “C-2” General Commercial District is to permit selected retail sales and various service activities in appropriate areas. The “C-2” District is considered consistent with and designed to implement the provisions of the comprehensive plan for land designated as commercial on the City's future land use map. “C-2” District Regulations are provided as “Attachment B” of this report.

Comprehensive Plan Consistency Review

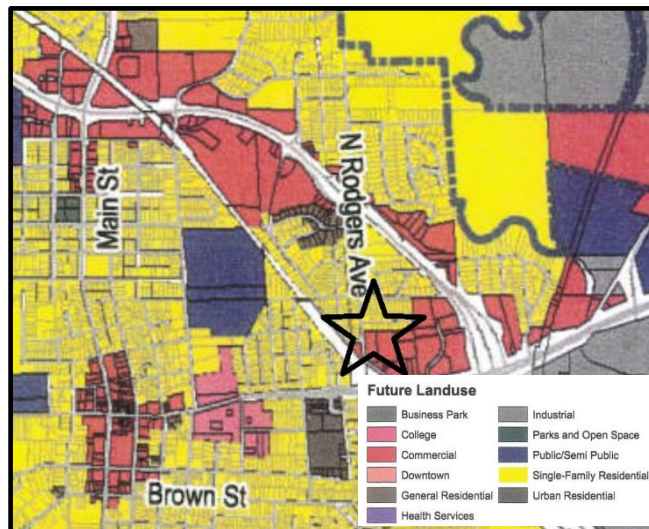
Applicable Goals, Objectives, and Policies

The Land Use portion of the Comprehensive Plan emphasizes the importance of managing transitions between commercial and residential areas to ensure land use compatibility and to protect the character of established neighborhoods. A listed objective within the land use section states that no business should interfere with the quality of life in residential neighborhoods. Rezoning the subject property from “C-2” to “R-1” aligns with these objectives by promoting a gradual transition from heavier commercial uses to residential uses, thereby enhancing neighborhood stability and cohesion and reducing the potential for intense commercial uses to be developed.

Future Land Use Map

The Comprehensive Plan Future Land Use Map identifies the property as commercial adjacent to residential. According to the Comprehensive plan, city decisions on rezoning applications may be based in part of the future land use map but must consider the surrounding development pattern and changes in conditions over time.

The proposed zoning map amendment is consistent with the the goals and objectives outlined in the city’s Comprehensive Plan.



Staff Recommendation

Staff recommends **approval** of the requested Zoning Map Amendment. The proposed amendment is consistent with the goals and objectives of the city’s Comprehensive Plan. Furthermore, the intensity of permitted uses within the “C-2” General Commercial District create the opportunity for disruptive commercial development if the property were to retain its general commercial designation.

Site Photos – Existing Conditions



Attachments

A: "R-1" Single-Family Residential District Regulations

B: "C-2" General Commercial District Regulations

11-5-2: R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose: The purpose of the R-1, single-family residential district, is to provide areas for single-family residential uses of a suburban character. It is further intended to provide for other uses which are customarily found with and are not detrimental to single-family residences. The R-1 district is considered consistent with and designed to implement the provisions of the comprehensive plan for land designated as single-family residential on the city's future land use map. This district may also be used in areas designated as urban residential on the city's future land use map.

B. Permitted Uses: Buildings or structures may be erected, altered or used for the following:

Arts, entertainment and recreation including only the following:

1. Golf courses and country clubs (uses within NAICS code 71391).
2. Parks and playgrounds.

Elementary and secondary schools with residential facilities (uses within NAICS code 6111) are permitted when such facility is located on a tract of land of ten (10) acres or more.

Elementary and secondary schools without residential facilities (uses within NAICS code 6111).

Public administration including only the following:

1. Executive, legislative and other general government support (uses within NAICS code 921).
2. Police protection (uses within NAICS code 92212).
3. Fire protection (uses within NAICS code 92216).
4. Other justice, public order and safety activities (uses within NAICS code 92219).

Religious organizations (uses within NAICS code 8131).

Residential uses including only the following:

1. Single-family dwellings.
2. Community residence, class I.

C. Accessory Uses And Structures: Uses and structures customarily accessory to a permitted use may be allowed within the R-1 district. Home occupations are allowed based on the performance standards in subsection 11-7-2B of this title. "Type A" Short-Term Rental Units are allowed based on the performance standards in subsection 11-7-2D of this title.

D. Special Uses: The following uses may be allowed within the R-1 district subject to the criteria established in chapter 11 of this title and the performance standards contained in sections 11-7-1 and 11-7-3 of this title:

Beauty salons (uses within NAICS code 812112) or barbershops (uses within NAICS code 812111).

Bed and breakfast inns (uses within NAICS code 721191) based on the performance standards in subsection 11-7-3A of this title.

Childcare centers (uses within NAICS code 6244).

Civic and social organizations (uses within NAICS code 8134).

Communication (uses within NAICS code 5133) including only the following:

1. Telecommunications facility (disguised support structure) (subject to the criteria in subsection 11-7-11 of this title).

2. Telecommunications facility (stealth) (subject to the criteria in subsection 11-7-11 of this title).

Community residence, class II.

Funeral homes and funeral services (uses within NAICS code 812210).

Libraries and archives (uses within NAICS code 519120).

Museums, historical sites and similar institutions (uses within NAICS code 712).

Nursing care facilities (uses within NAICS code 623110).

“Type B” Short-Tenn Rental Units based on the performance standards in subsection 11-7-3 G of this title.

Utility uses including only the following:

1. Minor public and private utilities, including electrical substations, lift stations, water towers and similar uses.

E. Planned Development Procedure: Developments may be approved based on the planned development procedures in section 11-6-3 of this title.

F. Off Street Parking And Loading Requirements: Off street parking and loading requirements are specified in chapter 9 of this title.

G. Dimensional Regulations:

Minimum lot size	9,000 square feet
Minimum lot width	70 feet
Minimum lot depth	100 feet
Minimum front yard	30 feet
Minimum street side yard	15 feet
Minimum side yard	7 feet
Minimum rear yard	25 feet
Maximum building height	2 ¹ / ₂ stories or 35 feet
Maximum density	5.0 dwelling units per acre
Minimum district size	5 acres

(Ord. 6734, 6-11-2003; amd. Ord. 6754, 8-13-2003; Ord. 7373, 10-9-2013; Ord. 7721, 9-25-2019; Ord. 7736, 12-18-2019; Ord. 7776, 9-10-2020; Ord. 7879, 4-12-2023; Ord. 7904, 9-27-2023)

11-5-10: C-2, GENERAL COMMERCIAL DISTRICT:

A. Purpose: The purpose of the C-2, General Commercial District is to permit selected retail sales and various service activities in appropriate areas. The C-2 District is considered consistent with and designed to implement the provisions of the comprehensive plan for land designated as commercial on the City's future land use map.

B. Permitted Uses: Buildings or structures may be erected, altered or used for the following:

Administrative and support services including only the following:

1. Office administrative services (uses within NAICS code 5611).
2. Employment services (uses within NAICS code 5613).
3. Business support services (uses within NAICS code 5614).
4. Travel agencies (uses within NAICS code 561510).
5. Convention and visitors bureaus (uses within NAICS code 561591).

Arts, entertainment and recreation including only the following:

1. Performing arts companies (uses within NAICS code 7111).
2. Promoters of performing arts, sports and similar events (uses within NAICS code 7113).
3. Agents and managers for artists, athletes, entertainers and other public figures (uses within NAICS code 7114).
4. Independent artists, writers and performers (uses within NAICS code 7115).
5. Museums, historical sites and similar institutions (uses within NAICS code 712).
6. Fitness center (uses within NAICS code 713940).
7. Parks and playgrounds.

Broadcasting and telecommunications including only the following:

1. Radio and television broadcasting (uses within NAICS code 5131).
2. Cable networks and program distribution (uses within NAICS code 5132).

Building material and garden equipment and supplies dealers (uses within NAICS code 444).

Clothing and clothing accessories stores (uses within NAICS code 448).

Communication (uses within NAICS code 5133) including only the following:

1. Telecommunications facility (stealth) (subject to the criteria in subsection 11-7-1I of this title).
2. Telecommunication facility (co-use) (subject to the criteria in subsection 11-7-1I of this title).

Couriers and messengers (uses within NAICS code 492).

Credit intermediation and related activities including only the following:

1. Depository credit intermediation (uses within NAICS code 5221) including freestanding automated teller machines.
2. Nondepository credit intermediation, including only the following:
 - a. Credit card issuing (uses within NAICS code 52221).

b. Sales financing (uses within NAICS code 52222).

c. Other nondepository credit intermediation (uses within NAICS code 52229 except pawnshops).

Educational services (uses within NAICS code 611 except flight training and truck driving schools).

Electronics and appliance stores (uses within NAICS code 443).

Food and beverage stores (uses within NAICS code 445).

Food services and drinking places including only the following:

1. Full service restaurants (uses within NAICS code 7221), including drive-through facilities.
2. Limited service eating places (uses within NAICS code 7222), including drive-through facilities.
3. Special food services (uses within NAICS code 7223).
4. Drinking places (alcoholic beverages) (uses within NAICS code 7224).

Furniture and home furnishings stores (uses within NAICS code 442).

Gasoline stations (uses within NAICS code 447).

General merchandise stores including only the following:

1. Department stores (uses within NAICS code 4521).
2. Other general merchandise stores (uses within NAICS code 4529).

Health and personal care stores (uses within NAICS code 446).

Healthcare and social assistance including only the following:

1. Offices of physicians (uses within NAICS code 6211).
2. Offices of dentists (uses within NAICS code 6212).
3. Offices of other health practitioners (uses within NAICS code 6213).
4. Medical and diagnostic laboratories (uses within NAICS code 62151).
5. Nursing and residential care facilities including only the following:
 - a. Nursing care facilities (uses within NAICS code 623110).
 - b. Continuing care retirement communities (uses within NAICS code 623311).
6. Individual and family services (uses within NAICS code 6241).
7. Vocational rehabilitation services (uses within NAICS code 6243).
8. Childcare centers (uses within NAICS code 6244).

Information services and data processing services (uses within NAICS code 514).

Insurance carriers and related activities (uses within NAICS code 524).

Internet publishing and broadcasting and web search portals (uses within NAICS code 519130).

Kidney dialysis centers (uses within NAICS code 621492).

Local messengers and local delivery (uses within NAICS code 4922).

Management of companies and enterprises (uses within NAICS code 551).

Miscellaneous store retailers (uses within NAICS code 453).

Motion picture theaters (except drive-ins) (uses within NAICS code 512131).

Motor vehicle and parts dealers (uses within NAICS code 441 except used car dealers [NAICS code 44112] and aircraft dealers [a use within NAICS code 441229]).

Motor vehicle towing (uses within NAICS code 48841).

Personal and laundry services including only the following:

1. Personal care services (all uses within NAICS code 8121 except massage parlors and steam or Turkish baths).
2. Funeral homes and funeral services (uses within NAICS code 812210).
3. Coin operated laundries and dry cleaners (uses within NAICS code 81231).
4. Dry cleaning and laundry services (except coin operated) (uses within NAICS code 81232).
5. Photofinishing (uses within NAICS code 81292).
6. Parking lots and garages (uses within NAICS code 81293).

Professional, scientific and technical services including only the following:

1. Legal services (uses within NAICS code 5411).
2. Accounting, tax preparation, bookkeeping and payroll services (uses within NAICS code 5412).
3. Architectural, engineering and related services (uses within NAICS code 5413).
4. Specialized design services (uses within NAICS code 5414).
5. Computer systems design and related services (uses within NAICS code 5415).
6. Management, scientific and technical consulting services (uses within NAICS code 5416).
7. Advertising and related services (uses within NAICS code 5418).
8. Marketing research and public opinion polling (uses within NAICS code 54191).
9. Photographic services (uses within NAICS code 54192).

Public administration including only the following:

1. Executive, legislative and other general government support (uses within NAICS code 921).
2. Courts (uses within NAICS code 92211).
3. Police protection (uses within NAICS code 92212).
4. Legal counsel and prosecution (uses within NAICS code 92213).
5. Fire protection (uses within NAICS code 92216).
6. Other justice, public order and safety activities (uses within NAICS code 92219).

Publishing industries (uses within NAICS code 511).

Real estate including only the following:

1. Lessors of residential buildings and dwellings (uses within NAICS code 53111 except equity real estate investment trusts (REITs), primarily leasing residential buildings and dwelling a use within NAICS code 531110).

2. Lessors of nonresidential buildings (except miniwarehouses) (uses within NAICS code 53112 except equity real estate investment trusts (REITs), primarily leasing nonresidential buildings [except miniwarehouses] a use within NAICS code 531120).

3. Offices of real estate agents and brokers (uses within NAICS code 5312).

4. Activities related to real estate (uses within NAICS code 5313).

Religious, grant making, civic, professional and similar organizations (uses within NAICS code 813).

Rental and leasing services including only the following:

1. Passenger car rental and leasing (uses within NAICS code 53211).

2. Formalwear and costume rental (uses within NAICS code 53222).

3. Videotape and disk rental (uses within NAICS code 53223).

4. Office machinery and equipment rental and leasing (uses within NAICS code 53242).

Repair and maintenance including only the following:

1. Automotive repair and maintenance (uses within NAICS code 8111).

2. Electronic and precision equipment repair and maintenance (uses within NAICS code 8112).

3. Personal and household goods repair and maintenance (uses within NAICS code 8114).

Residential building construction (uses within NAICS code 2361), provided that there is no outdoor storage on the site.

Securities, commodity contracts, and other financial investments and related activities (uses within NAICS code 523).

Sporting goods, hobby, book and music stores (uses within NAICS code 451).

Traveler accommodation including only the following:

1. Hotels (except casino hotels) and motels (uses within NAICS code 72111).

2. Bed and breakfast inns (uses within NAICS code 721191).

United States postal service (uses within NAICS code 491).

Urban transit systems (uses within NAICS code 4851).

Utility uses including only the following:

1. Minor public and private utilities, including electrical substations, lift stations, water towers and similar uses.

Veterinary clinic (uses within NAICS code 541940).

All other telecommunications including only the following:

1. Dial up internet service providers, using client supplied telecommunications connections (a use within NAICS code 517919).

2. Internet service providers, using client supplied telecommunications (a use within NAICS code 517919).

3. Online access service providers, using client supplied telecommunications (a use within NAICS code 517919).

4. VoIP service providers, using client supplied telecommunications connections (a use within NAICS code 517919).

C. Accessory Uses And Structures: Uses and structures customarily accessory to a permitted use may be allowed within the C-2 District unless such accessory use is specifically listed as a special use in subsection D of this section. Residential uses are allowed provided that they are located on the second floor or above, of the building, or at the rear of the building. Within the C-2 District, there shall be no outdoor storage of materials and supplies except as specifically allowed by a provision of this title.

D. Special Uses: The following uses may be allowed within the C-2 District subject to the criteria established in chapter 11 of this title and the performance standards contained in sections 11-7-1 and 11-7-3 of this title:

Communication (uses within NAICS code 5133) including only the following:

1. Telecommunications facility (disguised support structure) (subject to the criteria in subsection 11-7-1I of this title).
2. Telecommunications facility (freestanding) (subject to the criteria in subsection 11-7-1I of this title).

Community counseling center (uses within NAICS code 621420).

Computer and electronics recycling facility.

Crane rental with operator (uses within NAICS code 238910).

Landscaping services (a use within NAICS code 561730).

Lessors of miniwarehouses and self-storage units except equity real estate investment trusts (REITs), primarily leasing miniwarehouses and self-storage units (uses within NAICS code 53113) (subject to the criteria in subsection 11-7-1J of this title).

Marijuana stores, medical or recreational (uses within NAICS code 453998).

Microbreweries (uses with NAICS code 312120 which produces up to 465,000 gallons [15,000 barrels] of beer per year and which is operated by a craft brewer).

Motion picture and sound recording industries including only the following:

1. Motion picture and video production (uses within NAICS code 51211).
2. Motion picture and video distribution (uses within NAICS code 51212).
3. Postproduction services and other motion picture and video industries (uses within NAICS code 51219).
4. Sound recording industries (uses within NAICS code 5122).

Pet care services (uses within NAICS code 812910).

Residential uses including only the following:

1. Community residence, Class III.

2. Community residence, Class IV.

Small solar energy systems unless located in Historic District.

Taxi and limousine services (uses within NAICS code 4853).

Truck and trailer sharing (truck, utility trailer rental and leasing NAICS code 532120).

Used car dealers (uses within NAICS code 44112).

Warehousing and storage (uses within NAICS code 493).

E. Off Street Parking And Loading Requirements: Off street parking and loading requirements are specified in chapter 9 of this title. (Ord. 6734, 6-11-2003)

F. Dimensional Regulations:

Minimum lot size	10,000 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Minimum front yard	25 feet
Minimum street side yard	15 feet
Minimum side yard	None, unless the side of the lot abuts land zoned Residential in which case there shall be a side yard of at least 10 feet. If a side yard is not required but is provided, it shall be at least 5 feet in width
Minimum rear yard	5 feet, unless the rear of the lot abuts land zoned Residential in which case there shall be a rear yard of at least 25 feet
Gasoline station pumps	Gasoline pumps must be set back 15 feet from any street line; 25 feet from any side or rear lot line; and 50 feet from any residentially zoned land
Maximum building height	4 stories or 48 feet
Maximum building coverage	30 percent
Minimum district size	2 acres

(Ord. 6734, 6-11-2003; amd. Ord. 6814, 6-9-2004; Ord. 6867, 3-9-2005; Ord. 6895, 8-24-2005; Ord. 7012, 6-27-2007; Ord. 7266, 8-10-2011; Ord. 7368, 9-11-2013; Ord. 7373, 10-9-2013; Ord. 7438, 12-17-2014; Ord. 7473, 9-9-2015; Ord. 7523, 5-25-2016; Ord. 7655, 7-25-2018; Ord. 7656, 8-8-2018; Ord. 7692, 3-27-2019; Ord. 7743, 2-12-2020; Ord. 7776, 9-10-2020)

REPORT TO THE PLAN COMMISSION

CITY OF ALTON

Application Number:	PC25-002
Application Name:	Lovejoy Planned Development Procedure
Applicant Name:	Lorraine Ward (18th & Vine Developers, LLC)
Property Owner:	Waterfront Properties (XV, XVII, 35, 38) LLC
Request:	A request for a Planned Development Procedure (PDP) in order to develop at the subject property.
Site Address:	Ridge St. & 4 th Street and Ridge & E. Broadway
Parcel ID Number(s):	PPNs 23-2-07-13-05-103-001; 23-2-07-13-05-103-006; 23-2-07-13-05-103-007; 23-2-07-13-05-103-008; 23-2-07-13-05-103-018; 23-2-07-13-05-103-017; and 23-2-07-13-05-103-016
Zoning Designation:	"C-4" Downtown Commercial District
Total Site Area:	Approximately 2.4 acres
Commission Meeting Date:	April 8, 2025
Staff Recommendation:	Approval with Conditions



Request Overview

The applicant proposes a two-phase planned development to revitalize two key corners of Ridge St. in downtown Alton. Phase I includes a proposal for a 70-unit apartment building to include one live/work unit with an entrance along Ridge St. with 75 surface parking spaces. Phase II contemplates the northwest corner of the Ridge St and E. Broadway intersection and includes approximately 6,900 sq. ft. of new commercial space fronting E. Broadway with seven owner-occupied townhomes above the commercial storefronts. Phase II also includes townhomes fronting Ridge St., set back behind landscaping and 16 surface parking spaces in rear of the structure.

The development will replace underutilized and vacant structures with a mix of commercial and residential uses that align with the Alton Great Streets Initiative, which was adopted as an addendum to the Comprehensive Plan in 2020.

Site History and Existing Conditions

The subject property is located along E. 4th St, Ridge St, and E. Broadway and is approximately 2.4 acres in area. The property is zoned “C-4” Downtown Commercial District. The site previously housed a bank building at Ridge St. and E. 4th St. and mixed-use commercial along E. Broadway.

Planning & Zoning Considerations

Great Streets Initiative Considerations

The following section provides an overview of how the proposed planned development aligns with the Development Assets section of the Alton Great Streets Initiative, which is a 2020 addendum to the city’s Comprehensive Plan and includes the project area as a catalyst site.

DA 01.01 – Position Future Residential

The plan calls for 150–200 new residential units near the Arts and Entertainment Districts within ten years, with a focus on affordable housing serving young professionals and retirees. The subject planned development calls for 70 rental units in Phase I (1- and 2-bedrooms), ideal for professionals, singles, and downsizing retirees. Phase II includes the potential for homeownership via seven for-sale townhomes. The proximity to downtown districts, public amenities, and scenic views make the site attractive to target demographics. While affordable senior housing is not specifically mentioned, the unit types and locations are consistent with the market and housing strategy outlined in the Great Streets Plan.

Goal DA 02.01 – Curate a Broad Mix of Ground Floor Uses

The proposal directly supports the goal of cultivating a diverse and vibrant mix of ground floor uses as Phase I includes a live-work unit with a traditional storefront facing Ridge St. This setup is designed to accommodate small-scale entrepreneurial ventures (e.g., studio, gallery, boutique service provider), adding to the non-retail tenant mix encouraged by the plan. Phase II introduces approximately 6,900 sq. ft. of new commercial space fronting Broadway, creating flexible opportunities for destination and entertainment retail (e.g., cafes, bars, restaurants, or boutiques), service-oriented businesses (e.g., salons, dry cleaners, fitness centers), or daytime workforce needs (e.g., coffee shops, lunch spots). The design supports continuous activation of the street frontage during different times of day and for different user groups—residents, workers, and visitors—strengthening the corridor’s economic vitality.

Goal DA 04 – Invest in Neighborhoods and People

This development represents a significant investment in the neighborhood and people by replacing underutilized, vacant properties with high-quality, mixed-use buildings that increase access to modern housing options for various demographics (young professionals, retirees, workforce renters), provide public amenities such as a landscaped outdoor plaza, a community room, and fitness facilities that promote healthy living and social engagement. The proposal also encourages small business activity through flexible commercial space and live-work units, which supports local entrepreneurship and economic inclusion.

Goal DA 05 – Build on Anchors and Assets

This project builds on several of Alton’s existing assets and anchors, including:

- Proximity to the Arts District—Phase II lies directly adjacent, creating synergy with creative and cultural anchors.
- Mississippi River views—balconies and upper-floor units are positioned to capitalize on one of Alton’s greatest natural amenities.
- Historic street grid and walkability—the development reinforces and enhances Alton’s urban fabric with pedestrian-friendly design, street-facing entries, and active edges.
- Existing office use integration—the shared parking arrangement with the adjacent office building reflects efficient use of existing infrastructure.

Goal DA 06 – Create the Catalyst

The subject property is specifically identified in the Great Streets Plan as a “long-term catalyst site” adjacent to the Arts District. This development reclaims highly visible, underperforming parcels at two major intersections and demonstrates the type of infill and investment that can shift market perception, spurring future private development nearby. The proposed planned development also introduces new housing, retail, and public realm improvements in a strategic location capable of radiating positive effects across the district.

Planned Development Considerations

Title 11, Section 6-3-G of the city’s zoning code lays out the following review criteria for Planned Developments:

G. Criteria for Reviewing Applications: In considering whether or not such application for a planned development should be granted, it shall be the duty of the plan commission and the city council to consider the effect of the requested use on the health, safety, morals, and general welfare of the residents of the area in the vicinity of the property in question and the residents of the city generally. In considering the planned use or uses, the plan commission and the city council should consider the following:

1. The appropriateness of the proposed use or uses for the site in terms of land patterns in the entire city and the city’s comprehensive plan.

The proposal aligns with Alton’s established land use goals, particularly those outlined in the Great Streets Initiative. The transformation of vacant and underutilized parcels into a vibrant mixed-use corridor reflects a strategic reinvestment in Alton’s urban core. The incorporation of residential, commercial, and live-work components supports the city’s goals for downtown revitalization, housing diversity, and walkable neighborhoods.

- Replaces vacant bank and dilapidated buildings with high-density, mixed-use development.
- Enhances street-level activity along key corridors (Ridge St. and Broadway).
- Advances long-range planning principles promoting infill, adaptive reuse, and walkable design.

2. The compatibility with surrounding uses and the surrounding neighborhood.

The proposal demonstrates neighborhood compatibility, both functionally and architecturally. The massing, material palette (masonry, fiber cement siding), and the inclusion of residential units with balconies and townhomes reflect a modern yet context-sensitive design. The live-work component and commercial frontage on Broadway respond to the area’s historic mixed-use fabric.

- Mixed-use character mirrors the surrounding downtown land uses.
- Townhomes with landscaped setbacks reduce the perceived scale along Ridge St.
- Shared parking and street-oriented entries integrate into the neighborhood context.
- No disruptive uses or high-impact commercial activity proposed.

3. The comparative size, floor area, mass, and general appearance of the proposed structures in relationship to adjacent structures and buildings in the surrounding properties and neighborhood.

The proposed five-story structure (Phase I) is larger than adjacent buildings but is thoughtfully integrated into the sloping topography to minimize scale impacts. The height is offset by public amenities, such as the landscaped outdoor space and step-backs at upper levels. Phase II introduces townhomes and a commercial base that reflect the rhythm and scale of Broadway's traditional streetscape.

- Five-story height concentrated along Ridge St., where elevation supports it.
- Massing is mitigated through setbacks, articulation, and rooftop screening.
- Materials and architectural rhythm reflect Alton's historic downtown vernacular.
- Balconies, storefronts, and townhome entrances add visual interest.

4. The amount of traffic generated by the proposed use or uses and the relationship to the amount of traffic on abutting streets and on minor streets in the surrounding neighborhood in terms of the street's capacity to absorb the additional traffic and any significant increase in hourly or daily traffic levels.

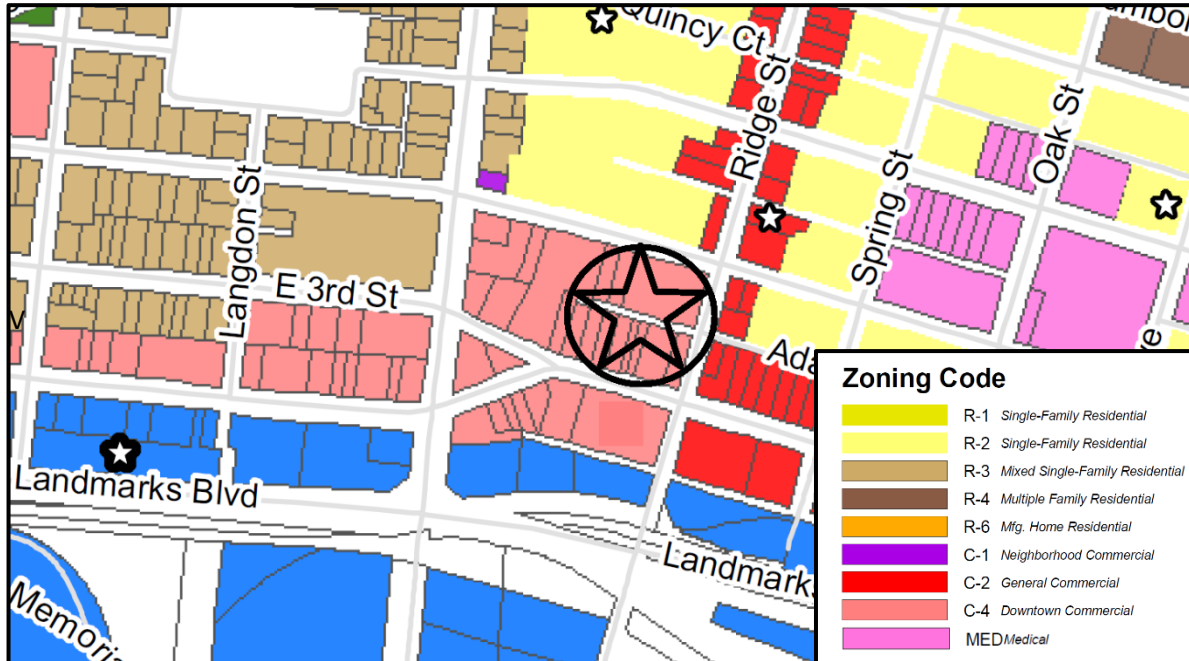
The development includes 75 on-site parking stalls in Phase I and 16 in Phase II, with shared use agreements proposed to enhance parking efficiency. Broadway is an arterial corridor while Ridge St. is considered a major street under the code. Both roads have existing capacity to absorb increased traffic. Residential traffic is unlikely to burden side streets significantly.

- Vehicular access via alley and dual parking lots distributes traffic flow.
- Shared parking supports reduced vehicle trips and efficient land use.
- Proximity to downtown businesses enhances walkability and supports reduced auto dependency.
- No substantial increase in peak-hour traffic expected.

Land Use & Zoning Matrix

LAND USE & ZONING CONTEXT MATRIX		
DIRECTION	ZONING DISTRICT	EXISTING LAND USE
North	R-2 Single-Family Residential	Residential
South	C-4 Downtown Commercial	Commercial
East	C-2 General Commercial	Commercial
West	C-4 Downtown Commercial	Commercial

Zoning Map



Staff Recommendation

The proposed development represents a high-quality investment consistent with the goals of the Alton Great Streets Initiative and the City's vision for mixed-use, walkable downtown revitalization. The proposed Planned Development is in substantial compliance with the Alton Great Streets Initiative as well as the four review standards outlined Title 11, Section 6-3-G. While the scale of Phase I exceeds the immediate context, the design and material strategy, combined with thoughtful site planning, appear to mitigate those impacts appropriately. Staff recommends approval with the suggestion that final design elevations be closely reviewed by the Appearance Review Commission for scale transitions and architectural compatibility.

Staff supports the Planned Development proposal as submitted, contingent on the following conditions:

1. Final architectural elevations and landscaping plans shall be reviewed and approved by the Appearance Review Commission prior to building permits.
2. The Planned Development shall be built in substantial compliance with submitted plans. There shall be no upward deviation in density or floor area ratio.
3. Parking shall be provided in accordance with submitted plans. There shall be no downward deviation in the provision of parking spaces. A shared parking agreement shall be recorded for use of upper lot spaces between the proposed development and the adjacent office building.
4. The live-work unit shall maintain flexibility for commercial uses along the street frontage, as allowed under zoning.

Site Photo – Existing Conditions





Architectural Renderings – Phase I





Applicant Narrative

Application Narrative

Phase I

The first phase of the development is a new mixed-use building that will replace the vacant drive-through bank facility at the southwest corner of Ridge Street & East 4th Street. Built into the sloping terrain, the ground floor of the proposed building faces Ridge Street with the main entrance to the apartment lobby. There will be a separate entrance into a live-work unit, which will have a traditional commercial storefront appearance and allow for small-scale entrepreneurial activity. The one-bedroom living quarters, located in the rear, and working spaces will be separated by a sliding door. The exterior of the building is clad in masonry veneer, fiber cement variegated lap siding, and fiber cement panel. Mechanical equipment will be located on the rooftop and screened from view.

A total of 70 rental apartments in a mix of 1- and 2-bedroom units are found on floors 2-5 of the building. Amenities include a 5th floor observation deck, community room, fitness center, indoor bicycle parking, and beautifully landscaped outdoor space to the west of the building. Many of the apartments will feature balconies overlooking the Mississippi River and all of the units will include hard surface flooring, washer/dryer, dishwasher, and resilient cabinetry/countertops.

The development includes 75 dedicated parking spaces split between a lower-level lot closest to the building and an upper-level lot on the western side of the site. The lower lot contains 41 parking stalls, including 4 handicap accessible stalls, and a dumpster enclosure which will be easily accessible from the alleyway. The upper lot will serve as shared parking between the new mixed-use building and the existing office building located at 620 East 3rd Street with 34 stalls designated for the new building and 14 stalls designated for office use.

Phase II

The second phase of the development is a new construction project that will replace the vacant buildings at the northwest corner of Ridge Street & East Broadway. Approximately 6,900 square feet of new ground floor commercial space will line the main commercial corridor on Broadway with residential uses, currently envisioned as 7 for-sale townhomes, on the upper floors. Additional townhomes are planned along Ridge Street, which will be set back from the street by landscaping. Approximately 16 surface parking spaces are accommodated at the rear of the building.

Attachments

A: Parcel Identification Map and Site Addresses

B: Site Plans – The Lovejoy (Phase I)

C: Phase II Conceptual Plans

Parcel Identification Map & Site Addresses



Phase IA

- ① 23-2-07-13-05-103-001
324 Ridge Street, Alton, IL 62002
- ② 23-2-07-13-05-103-006
600 East 4th Street, Alton, IL 62002
- ③ 23-2-07-13-05-103-007
600 East 4th Street, Alton, IL 62002

Phase IB

- ④ 23-2-07-13-05-103-008
620 East 3rd Street, Alton IL 62002

Phase II

- ⑤ 23-2-07-13-05-103-018
654 East Broadway, Alton, IL 62002
- ⑥ 23-2-07-13-05-103-017
650 East Broadway, Alton IL 62002
- ⑦ 23-2-07-13-05-103-016
600 East Broadway, Alton, IL 62002

Land Ownership

Phase IA

- ① 23-2-07-13-05-103-001
Waterfront Properties XV LLC
- ② 23-2-07-13-05-103-006
Waterfront Properties XV LLC
- ③ 23-2-07-13-05-103-007
Waterfront Properties XV LLC

Phase IB

- ④ 23-2-07-13-05-103-008
Waterfront Properties 38 LLC

Phase II

- ⑤ 23-2-07-13-05-103-018
Waterfront Properties 35 LLC
- ⑥ 23-2-07-13-05-103-017
Waterfront Properties 35 LLC
- ⑦ 23-2-07-13-05-103-016
Waterfront Properties XVII LLC

B-1

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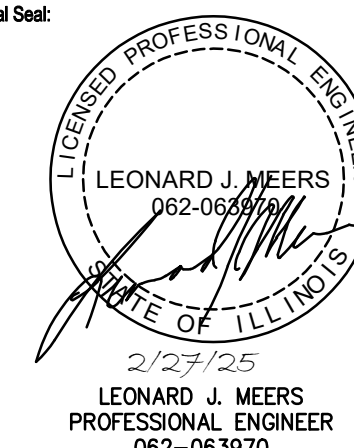
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No. Description Date

Sheet Title:

SITE PLAN

Project Number:

40058

Drawn By:

JRB

Issue Date:

2/28/2025

Sheet Number:

40058

Drawn By:

JRB

Issue Date:

2/28/2025

C3.0

DEVIATION REQUEST

- PARKING DEVIATION: PROPOSED PARKING AT 1.0 PARKING
STALL PER UNIT IN LIEU OF THE 2.0 PARKING STALLS PER
UNIT PER CODE.

SITE CALCULATIONS

TOTAL LOT 1.60 Ac.

EXISTING

Building 0.06 Ac.
Pavement 1.41 Ac.
Lot Coverage 91.88 %
FAR 0.04

PROPOSED

Building 0.38 Ac.
Pavement 0.93 Ac.
Lot Coverage 81.88 %
FAR 0.24

LEGEND

PROPOSED CONCRETE BARRIER CURB	=====
PROPOSED BUILDING	=====
EXISTING FEATURES	=====
PROPOSED FEATURES	=====
PROPERTY LINES	-----
ORNAMENTAL PICKET FENCE	-----
PROPOSED SITE RETAINING WALL	=====
SIDEWALK	=====

SQUARE FOOTAGE BREAKDOWN:

TOTAL: 57,250 SF
RESIDENTIAL R-2: 57,250 SF
ASSEMBLY A-3: 550 SF
BUSINESS B: 4,404 SF

BREAKDOWN BY LEVEL:

BASEMENT: 4,404 SF
RESIDENTIAL R-2: 857 SF

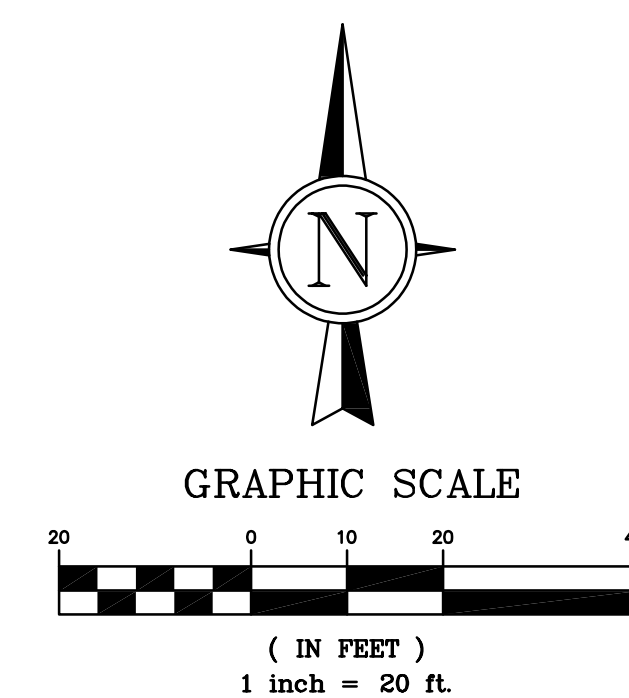
LEVEL 1: 13,878 SF

LEVEL 2: 15,137 SF

LEVEL 3: 15,137 SF

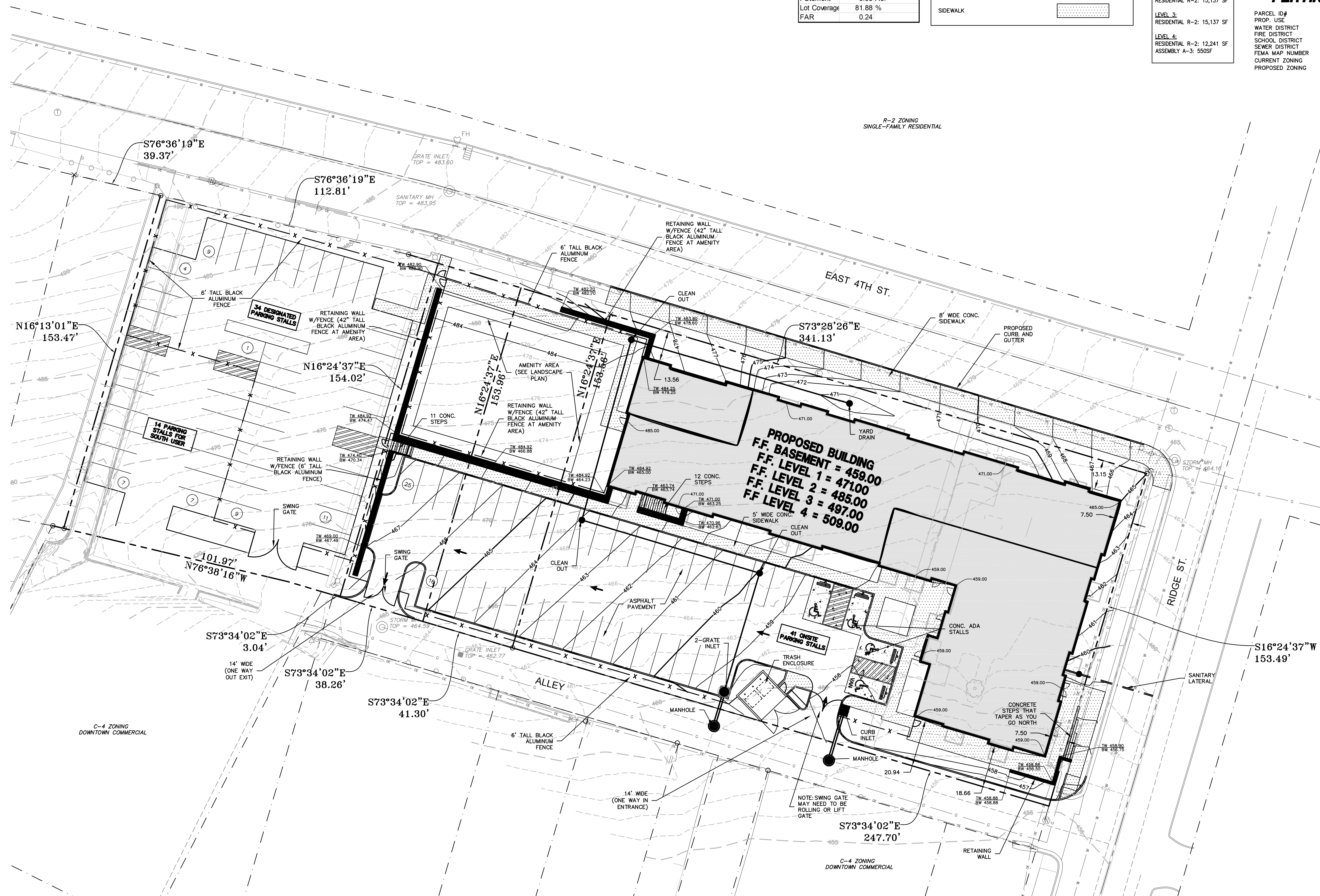
LEVEL 4: 12,241 SF

ASSEMBLY A-3: 550 SF



PERTINENT DATA

PARCEL ID# 23-2-07-13-05-103-001
PROP. USE APARTMENT COMPLEX
FIRE DISTRICT ALTON FIRE DEPT.
SCHOOL DISTRICT ALTON
SEWER DISTRICT IL AMERICAN WATER CO.
FEMA MAP NUMBER 1704370005C
CURRENT ZONING C4 - DOWNTOWN
PROPOSED ZONING PD - PLANNED DEVELOPMENT



PARCEL ID: 23-2-07-13-05-103-001
ZIP CODE 62002

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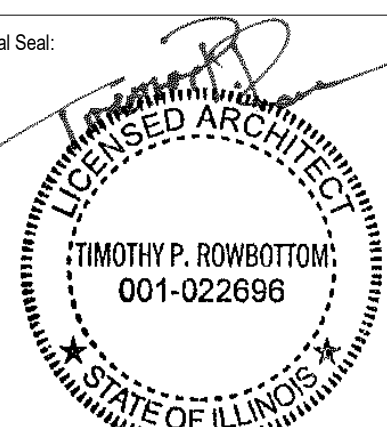
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2/28/2025
Architect COA: 184001629-0001

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Sheet Title:
**BASEMENT LEVEL
OVERALL FLOOR
PLAN**

Project Number:

2022149

Drawn By:

Author

Issue Date:

2/28/2025

Sheet Number:

A-100

2/27/2025 1:32:45 PM C:\Users\lory.bruno\Documents\2022149_MBS_AltonMasterPlan_Central_vksh_V04_anthony.bruno.rvt

2020.01.20

1 BASEMENT LEVEL OVERALL FLOOR PLAN
A-100 1/8" = 1'-0"

THIS AREA BELOW GRADE;
SEE LEVEL 1 PLAN

A-201

220' - 4 3/4"

UNEXCAVATED

A-201

2

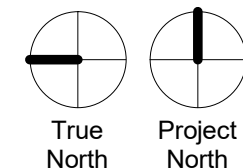
GRADE CONTINUES
UPHILL ON LEVEL 1
PLAN

120' - 7 3/8"

2

A-200

A-200



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LEVEL 1 OVERALL FLOOR PLAN

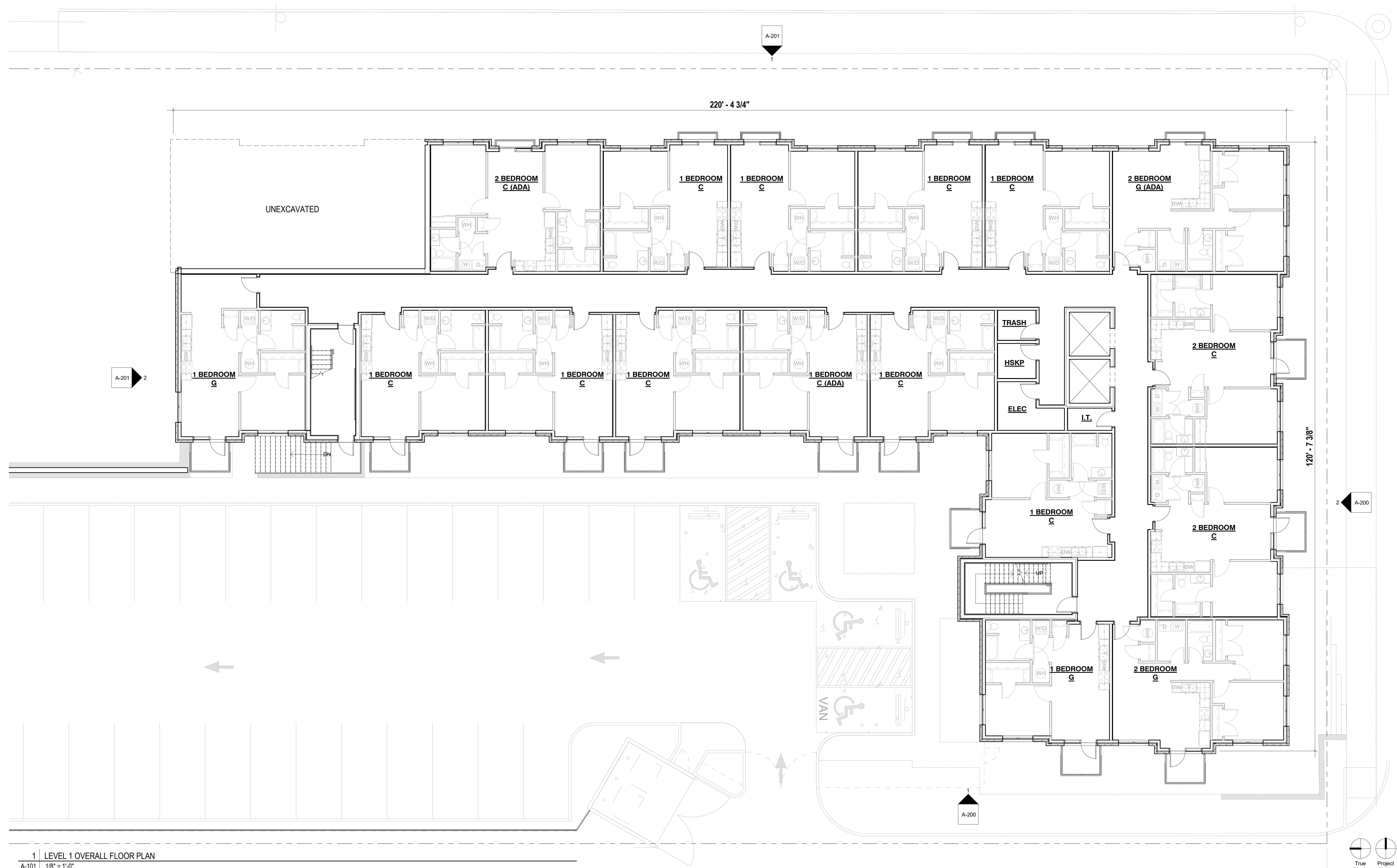
Number: _____ Sheet Number: _____
 149 _____

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A-101

Sheet Number:

101



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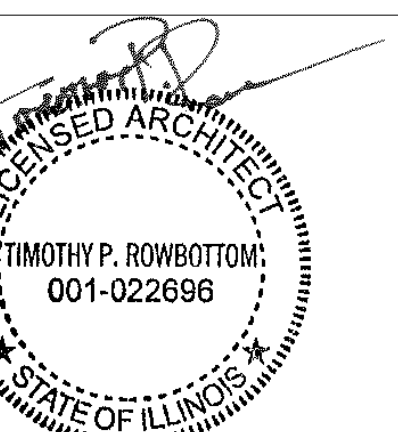
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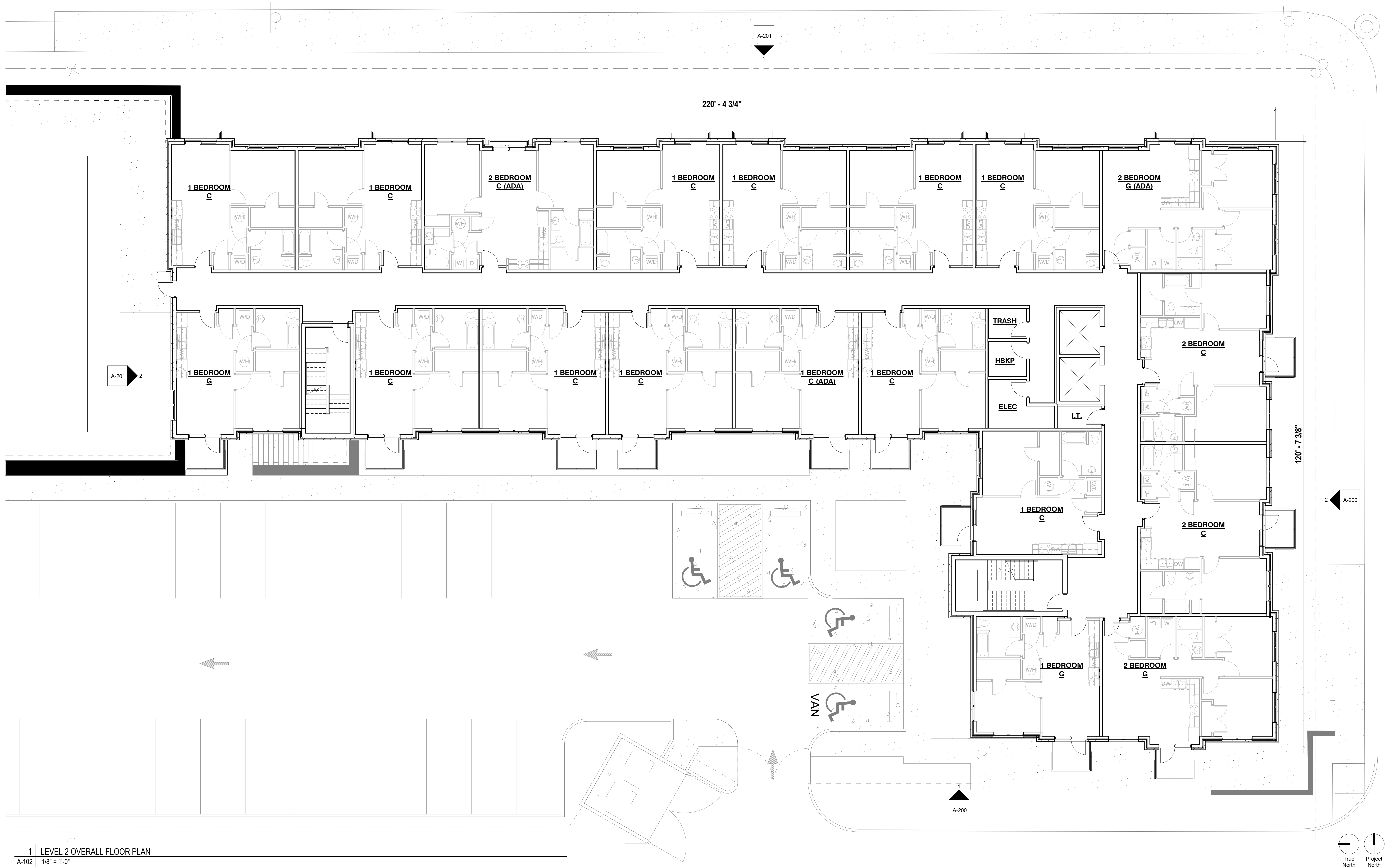
LEVEL 2 OVERALL FLOOR PLAN

Number: _____ Sheet Number: _____
 149 _____
 y: _____
 or _____
 ate: _____
 2025 _____

A-102

Number: _____ Sheet Number: _____
 149 _____
 y: _____
 or _____
 ate: _____
 2025 _____

A-102



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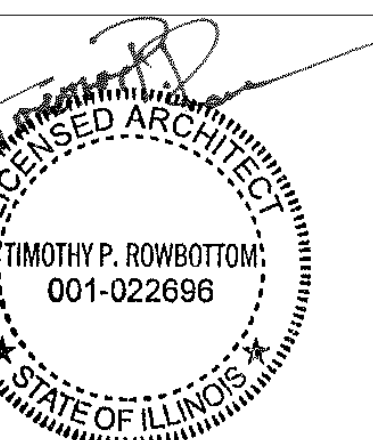
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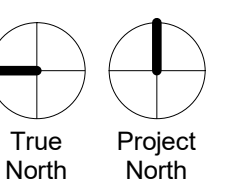
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Title: _____

LEVEL 3 OVERALL FLOOR PLAN

Number: _____ Sheet Number: _____
 149 _____
 y: _____
 or _____
 ate: _____
 2025 _____

A-103



1	LEVEL 3 OVERALL FLOOR PLAN
A-103	1/8" = 1'-0"

LEVEL 3 OVERALL FLOOR PLAN

Sheet Number:

103

A-104

1	LEVEL 4 OVERALL FLOOR PLAN
A-104	1/8" = 1'-0"

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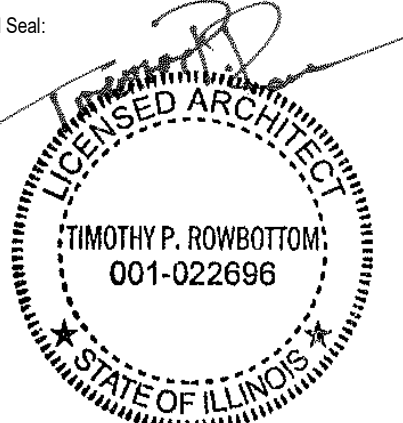
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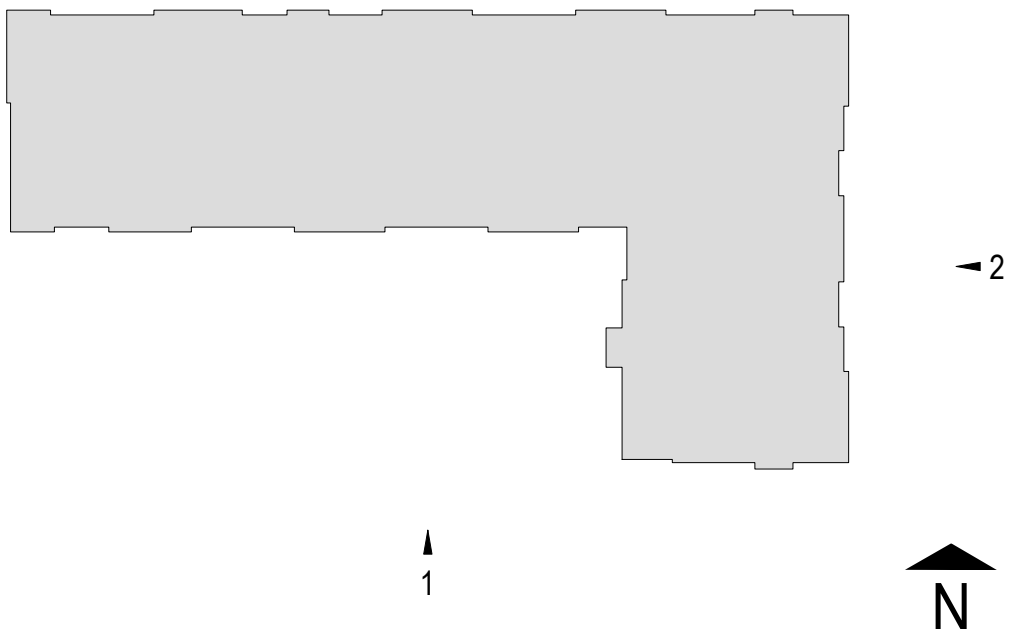
No.	Description	Date

Sheet Title:

**EXTERIOR
ELEVATIONS**

Project Number: 2022149
Drawn By: TB
Issue Date: 2/28/2025
Sheet Number: **A-200**

KEY PLAN



EXTERIOR MATERIAL LEGEND

- BRICK MASONRY VENEER
- FIBER CEMENT SIDING - 18"X22" PANEL
- FIBER CEMENT SIDING - VARIEGATED LAP
- METAL ROOF SCREEN FOR MECHANICAL EQUIPMENT
- FINISH CONCRETE

ADDITIONAL NOTES:
1. RESIDENT UNIT WINDOWS AND DOORS ARE VINYL (BLACK INT/EXT).
2. PUBLIC SPACE WINDOWS AND DOORS ARE ALUMINUM (BLACK INT/EXT).
3. BALCONIES ARE METAL FRAMING WITH ALUMINUM RAILINGS (BLACK).



2 | OVERALL EAST ELEVATION
A-200 | 1/8" = 1'-0"



1 | OVERALL SOUTH ELEVATION
A-200 | 1/8" = 1'-0"

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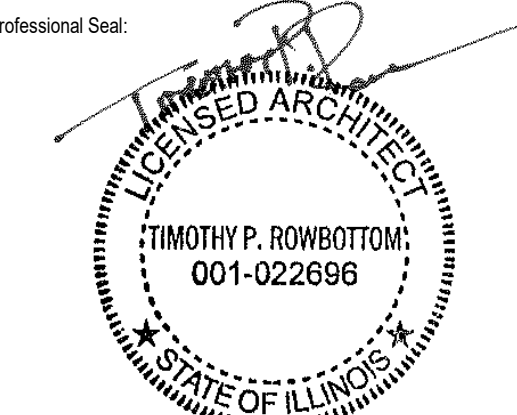
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FIRE PROTECTION ENGINEER

PLUMBING ENGINEER

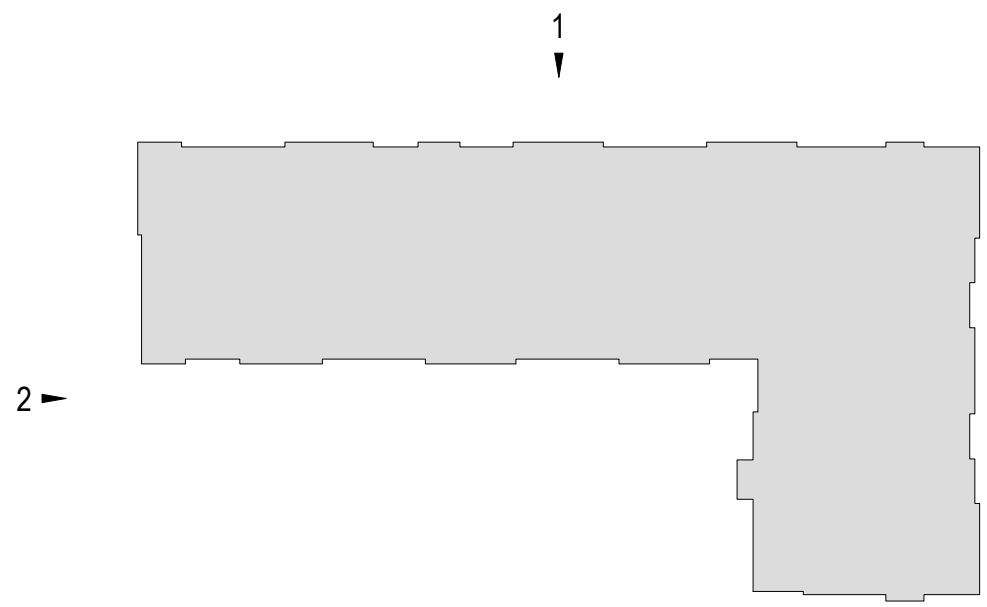
MECHANICAL ENGINEER

ELECTRICAL ENGINEER



2/28/2025
Architect COA: 184001629-0001

KEY PLAN



EXTERIOR MATERIAL LEGEND

- BRICK MASONRY VENEER
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3. BALCONIES ARE METAL FRAMING WITH ALUMINUM RAILINGS (BLACK).



2 | OVERALL WEST ELEVATION
A-201 | 1/8" = 1'-0"



1 | OVERALL NORTH ELEVATION
A-201 | 1/8" = 1'-0"

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No.	Description	Date

Sheet Title:

EXTERIOR
ELEVATIONS

Project Number: 2022149
Drawn By: _____
Author: _____
Issue Date: 2/28/2025

Sheet Number:

A-201

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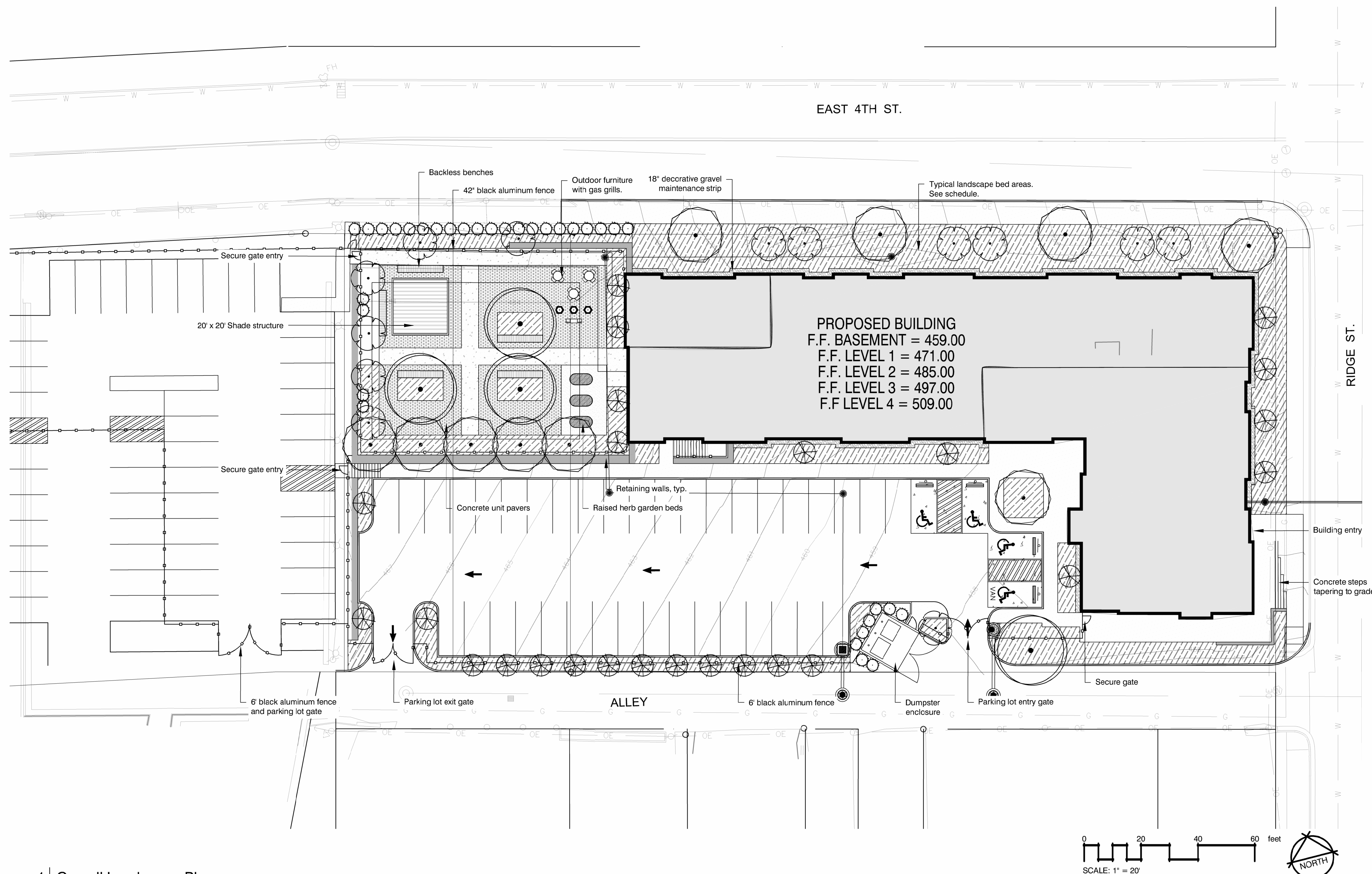
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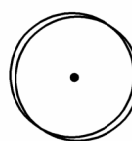
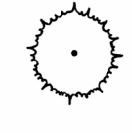
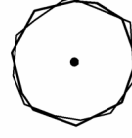
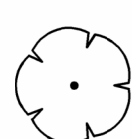


Landscape Plan

Project Number: 2022149 Sheet Number: **L-100**
 Drawn By: JW
 Issue Date: 2/28/2025



1	Overall Landscape Plan
L100	1" = 20'

CONCEPT PLANT SCHEDULE

	CANOPY TREES 3' Cal. high-branched street trees -Quercus muehlenbergii -Platanus x acerifolia "Exclamation" -Ginkgo biloba "Autumn Gold"	4	
	EVERGREEN TREES 8' tall columnar form -Juniperus chinensis "Spartan" -Juniperus virginiana "Taylor"	33	
	MEDIUM SPECIMEN TREES 2 1/2' Cal. feature trees -Betula nigra "Duraheat" -Taxodium distichum "Shawnee Brave" -Magnolia virginiana "Jim Wilson"	10	
	SMALL FLOWERING TREES 8' tall multi-stem native understory specimens -Cercis canadensis -Amelanchier x grandiflora "Autumn Brilliance" -Cotinus coccinea "Velvet Cloak"	13	
	NARROW COLUMNAR TREES Carpinus betulus Fastigiata / Upright European Hornbeam Liquidambar styraciflua "Slender Silhouette" / Slender Silhouette Sweet Gum Parrotia persica JL Columnar / Persian Spire™ Parrotia	25	...
	TYPICAL LANDSCAPE BED AREAS Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass Calamagrostis repens 'Montrose White' / Montrose White Lesser Calamint Hydrangea arborescens Annabelle / Annabelle Hydrangea Juniperus x Grey Owl / Grey Owl Juniper Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Schizachyrium scoparium / Little Bluestem Stachys officinalis 'Hummelo' / Hummelo Betony	9,826 sf 82 229 64 116 116 258 454	3 gal., Pot 1 gal., Pot 5 gal., Pot 5 gal., Pot 3 gal., Pot 1 gal., Pot 1 gal., Pot



RAISED HERB GARDEN BEDS

81 sf

Phase II Conceptual Plan



