



Meeting Date: January 20, 2022
Meeting Time: 6:00 P.M.
Meeting Location: City Hall (first floor)
118 Hillsboro Avenue

LAND USE COMMITTEE AGENDA

Committee Members

Cari Wencewicz, Chair
Beth Schlueter, Vice Chair
David Gerber
Brian Pepper

Kent Scheffel
Andrea Miracle
Tim Harr

I. PUBLIC COMMENT

II. APPROVAL OF MINUTES

A. October 21, 2021 meeting

III. LAND USE CASES

A. Case 2022-06 Gerber Park
PUD Development Plan
Developer: Boulder Holdings, LLC
Engineer: TWM

IV. ADJOURNMENT

PLAN COMMISSION MEETING: Wednesday, February 23, 2022 at 7:00 p.m. in City Hall
Council Chambers, 118 Hillsboro Avenue.

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.

LAND USE COMMITTEE
EDWARDSVILLE PLAN COMMISSION
October 21, 2021
6:00 PM

Approved: _____

Date: _____

PRESENT

Cari Wencewicz, Chairman
David Gerber
Brian Pepper
Kent Scheffel
Tim Harr
Beth Schlueter, Vice Chair (*Arrived
Late*)
Emily Fultz, Staff
Eric Williams, Staff
Ryan Zwijack, Staff

Justin Venvertloh
Matt Pfund
Rachel Moran
Rick Welle
Michael Watts
Mark Merz

Karen Aplin
Josh Schumacher
Julie Reising
Terry Reising
Rick LeBlanc
Diane LeBlanc
Paul Jenkins

ABSENT

Andrea Miracle

I. PUBLIC COMMENT

No public comments have been received for this meeting.

II. APPROVAL OF MINUTES

A. Land Use Minutes of September 23, 2021

MOTION: Mr. Harr. Approval of the minutes of September 23, 2021 are so moved.

SECONDED: Mr. Gerber.

VOICE ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain.

III. LAND USE CASES

A. Case 2021-42 City Walk
PUD Development Plan
Developer: Pfund Construction
Engineer: TWM

This development will be located at the intersection of East Schwarz and South Kansas. It is in the B-1C Downtown Transition District.

The developers are proposing to rezone this to R-2 Multiple Family Dwelling District.

The property is about a half acre in size.

The 2010 Comprehensive Plan identifies it as Downtown B-1 and Neighborhood.

The proposal is for 8 single-family homes on one lot. There are 16 parking spaces being provided, which is the requirement. The ingress and egress points are South Kansas and the alley between Kansas & Buchanan.

The utilities will be City water and sewer and Ameren for electric and gas. There will be a private storm water system on site.

Emily Fultz went over both R-1 and R-2 Design Guidelines. The architectural plans are designed to meet the R-2 guidelines since they will be rezoning to that. She also discussed the exterior materials that will be used.

The floor plans were presented. There will be a first floor total area of 612 square feet and a second floor total area of 580 square feet, making the grand total 1,192 square feet.

The following variations are being requested.

1. More than one principal structure on a lot
2. Front and rear yard setbacks
 - Typical – 25 foot front, 30 foot rear
 - 10 feet to north property line
 - 15 feet to rear (bldgs. 4 & 5)
 - 15 feet to S. Kansas and alley (1-3 and 6-8)
3. Minimum of 10 foot setbacks between buildings
4. 612 square foot ground floor (750 required)
5. Parking lots setback 4 foot rather than 5 foot

Staff Discussion

1. Dumpster 2 feet from south property line
2. Add greenspace to legend on page 3
3. Fence specifications
4. Narrative comments
 - Discuss structure setbacks
 - Elaborate on need for small SF structures
 - Describe variances for parking lot setback

Tim Harr asked where the property line is in relation to City sidewalks that go around the property. Emily Fultz stated it is basically right by the sidewalk.

Beth Schlueter asked if the setback was calculated from the back of the building or the back of the deck off the building. Emily Fultz said it would be the back of the building.

Beth Schlueter stated the south property line appears to be close to the existing house there. She stated buildings 4 & 5 could be moved forward a bit but the parking lot would still be close.

Kent Scheffel asked how high the fence was on the south side. Matt Pfund said it is 6 foot and would more than likely be wood and metal in lieu of vinyl to give it a contemporary look.

Brian Pepper asked if there would be landscaping along the alley. Matt Pfund stated there would be.

Beth Schlueter asked about the materials they would be using. Matt Pfund said it would be engineered wood product so it would be a solid wood siding. He said they have used it on a lot of the contemporary style homes they've done. He also said stucco could be a possibility for the two faces on the road.

Mike Boline asked if these were sold, then would the building envelope have to be subdivided into a separate lot. Justin Venvertloh responded when the final plat is done, it will be eight separate building envelopes with the common space outside of that. There will be eight separate parcels with interest in the common space through the HOA.

Cari Wenciewicz asked about how the density of this development compares to other similar one's that have been built or gone through this process. Emily Fultz stated this is about 14.8 units per acre so in terms of multi-family development in the City some are much denser. Justin Venvertloh said this development would be about 13.8 units per acre. The MU-1 district has a 14 dwelling unit per acre density limit.

Staff Recommendation

Approve with variances as discussed

MOTION: Mr. Gerber. Approve with staff recommendations. SECONDED: Mr. Harr.

VOICE ROLL CALL: 6 Ayes, 0 Nays, 0 Abstain.

B. Case 2021-43 Charles Cove
PUD Development Plan
Developer: Pfund Construction
Engineer: TWM

This is located at the intersection of Park Drive and State Route 143. This property is zoned R-1 Single Family Residential District and is identified as Commercial in the 2010 Comprehensive Plan. The property size is .74 acres.

The proposal is for 4 homes off of a shared ingress/egress point. There will be 4 parking spaces per home. There will be a 2 car garage with 2 driveway spaces.

There will be underground detention just along the south property line discharging into another culvert.

There will be a public sidewalk installed along Park Drive.

The utilities will be City of Edwardsville water and sewer and Ameren for electric and gas. There will be a private storm sewer system.

The R-1 design guidelines will apply to this.

As this is a PUD, there will be a few variations.

1. More than one principal structure on a lot
2. 15 foot minimum setback to Marine Road
 - Typical rear setback is 30 feet/front setback 25 feet
 - 30 feet to edge of pavement
3. 20 foot minimum setback to southern property line
 - Typical rear setback is 30 feet/front setback is 25 feet

4. Design Guidelines

Staff would like to see the sign area removed from the greenspace.

Justin Venvertloh stated all the drainage from the site currently flows from Marine Road to the south. He said they would capture all the water from Marine Road and the structures and store it underground in a pipe and release it at a controlled rate. This would be designed to a 100 year storm event.

Matt Pfund said each of the homes will be owner occupied and have 4 parcel ID's. A fifth parcel ID will be for the common area and drives but that will be a mini HOA owned by the 4 property owners. These homes will have access to Dunlap Lake and will pay for assessments to the lake.

Public comment was taken at this time.

Julie Reising spoke regarding her concerns. She does not like the precedent being set with the approval of a PUD. She questioned some of the items that are in the Charles Cove covenants and restrictions.

Mike Watts, president of the Dunlap Lake Property Owners Association, spoke regarding clarifying some things that have been stated. He said the Board and their attorneys sat down with Matt Pfund to come up with a plan that would be best for the property. He said they would like to have their attorneys review the Charles Cove covenants and restrictions. Overall, he stated the Board does support this 4 house concept being presented. He said there are benefits for the entire lake community with this plan. If this is approved, he said Matt Pfund would go through the Dunlap Lake building committee for approval as well as the City.

Rick Welle, Dunlap Lake board member, spoke stating Dunlap Lake is going through a revitalization at this time as it is very valuable property. Board dues have been raised this year by more than double to help pay for renovations that need to happen on the dam, the common area, and the health of the lake itself.

Karen Aplin spoke regarding concerns she has with water detention. She is concerned with the

impact it will have on the amount of water that will be coming into the culvert that goes under Ora Jane Way. She believes it could damage the road and prevent access to those properties.

Mark Merz spoke regarding the sidewalks. He suggested extending the sidewalk that goes north and south by Cedarhurst along Marine Road over to the back of the properties there. Another concern he stated was when the snow plows comes through, the snow will end up in one of the yards of one of the houses along Marine Road. He believes PUD's are dangerous because they are arbitrary.

Terry Reising spoke regarding the variances. He doesn't like that the City allows variances with the new developments coming through but denies variances for older established homes. The potential water runoff is another concern of his.

Rick LeBlanc spoke regarding concerns he has. He is concerned with the visibility at the corner of Park Drive and Marine Road. The visibility isn't good if you're turning west onto Marine Road. He is also concerned with the setback issue. He said if you give a shorter setback and put trees there, it makes the visibility worse at that corner. His other concern is the culvert that is there and if it will be able to handle any more water being released into it.

Josh Schumacher, member of the Dunlap Lake board, spoke regarding water concerns. He also said this plan for this property has been developed with a lot of consultation.

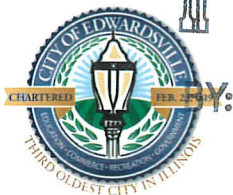
Paul Jenkins spoke regarding the variances that will need to be granted for this development. He said there will be a problem with the setback variance if the State decides to widen Highway 143 in the future.

MOTION: Mr. Harr. Approve with staff recommendations. SECONDED: Mr. Gerber.

VOICE ROLL CALL: 6 Ayes, 0 Nays, 0 Abstain.

IV. ADJOURNMENT

Motion to adjourn by Ms. Wencewicz.



RECEIVED
JAN 07 2022

Case No. 2022-06

PLANNED UNIT DEVELOPMENT
DEVELOPMENT PLAN APPLICATION

Name of Development Gerber Park PUD _____ Date 2022.01.07 _____

Location:

Section 24 _____ Area of entire tract 2.97 Ac. _____
Township 4 North _____ Number of proposed building envelopes 6 Envelopes (21 Units) _____
Range 8 West _____ Current Zoning R1 _____ Proposed Zoning R1 PUD _____

Name of Developer Boulder Holdings, LLC _____ Engineering Firm TWM, Inc. _____
Attn: Paul Hanson _____
Email Address _____ Email Address phanson@twm-inc.com _____
Address _____ Address 600 Country Club View, Suite 1 _____
Edwardsville, IL 62025 _____
Phone (____) _____ Phone (618) 656.4040 _____

Property interest of Applicant: () Owner (x) Contract Purchaser () Other _____

REQUIREMENTS	Section	Included	Deficient	N/A
Name of the proposed PUD development	1243.07 2.A.	☒		
Names, addresses and phone numbers of the owner(s) of record, and licensed engineer, surveyor or designer responsible for the planning, engineering, survey and design and date of submittal.	1243.07 2.A.	☒		
A location map with north arrow	1243.07 2.B.	☒		
Gross and net acreage area of proposed subdivision, acreage of street rights-of-way; the acreage of any areas reserved for common use of the property owners within the subdivision and/or for public use; and the gross acreage reserved for green space, the net acreage for active green space and met acreage for passive green space.	1243.07 2.C.	☒		
Legal description of the entire planned development and identification of the portion of Public Lands Survey in which the PUD is located.	1243.07 2.D.	☒		
Detailed information on land areas adjacent to the proposed PUD *Purpose is to show the relationships between the proposed development and adjacent areas, including Zoning District classification of the subject tract and adjacent land uses, densities and intensities, circulation systems, public facilities, floodplains, wetlands, and other natural resource areas.	1243.07 2.E.	☒		
All lot lines adjacent to and abutting the planned unit development.	1243.07 2.F.	☒		
Types of existing vegetation and topography of the tract to be developed.	1243.07 2.G.	☒		

PUD - Development Plan Application

PUD Name _____

Case No. _____

<i>REQUIREMENTS</i>	<i>Section</i>	<i>Included</i>	<i>Deficient</i>	<i>N/A</i>
Locations of such features as bodies of water, ponding areas, natural drainage, railroads, cemeteries, and bridges.	1243.07 2.H.	☒		
Rights-of-way lines of all existing streets, other existing rights-of way and existing easements. Includes accurate locations of all streets intersecting the boundaries of the PUD, include street names, ROW width, pavement width and existing sidewalks.	1243.07 2.I.	☒		
Accurate tract boundary lines, with dimensions and bearings or angles which provide a survey of the tract, closing with an unadjusted error of closure of not more than one (1) foot in ten thousand (10,000) feet; or not more than 0.5 foot, whichever is less.	1243.07 2.J.	☒		
Building sites numbered within the PUD, including building envelop dimensions and areas.	1243.07 2.K.	☒		
Purpose(s) for which sites, other than private building envelopes, are needed. Includes active and passive green space areas and required drainage areas.	1243.07 2.L.	☒		
Payment of the required application fee.	1243.07 2.M.	☒		
A list containing the names and addresses of all owners of property located within three hundred feet (300') of the property.	1243.07 2.N.	☒		
Off-street parking areas and facilities, service areas, loading areas and points of access to adjacent public rights-of-way	1243.07 2.P.	☒		
A pedestrian and bike path circulation system. Includes trails and its interrelationship with the traffic circulation system. Also includes proposed treatment of points of conflict with the traffic circulation system.	1243.07 2.Q.	☒		
A landscape plan showing the materials to be used and their treatment for private and common open space	1243.07 2.R.	☒		
The proposed treatment of the perimeter of the PUD, including land use restrictions, setbacks, landscaping, and other measures, such as screens, fences and walls.	1243.07 2.S.	☒		
<i>CONDITIONAL REQUIREMENTS FOR PHASED DEVELOPMENT</i>	<i>Section</i>	<i>Included</i>	<i>Deficient</i>	<i>N/A</i>
The approximate date when construction of the project can be expected to begin	1243.07 2.O. 1)	☒		
The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin	1243.07 2.O. 2)	☒		
The anticipated rate of development	1243.07 2.O. 3)	☒		
The approximate date when the development of each of the stages will be completed	1243.07 2.O. 4)	☒		
The area and location open space, community and public facilities, and preserved floodplains, wetlands, and other natural resource areas that will be provided at each stage.	1243.07 2.O. 5)	☒		

PUD – Development Plan Application

PUD Name _____

Case No. _____

In addition to the preceding requirements and as part of due diligence review efforts, please be advised of the following necessary verifications:

- Location and size of existing sanitary and storm sewers, water lines (with static pressure), non-City utilities such as electricity, natural gas, cable, and telephone, fire hydrants, Flood Hazard Areas, and proposed location of general stormwater detention basins.
- Existing and proposed streets and street ROW will be in compliance with Table 5-A of Division 1 Article 5 of the Land Development Code. Dedication of additional ROW on existing streets may be required.
- Direct driveway access to arterial streets is consistent with the Land Development Code.
- Proposed PUD provides adequate means of ingress and egress consistent with the Land Development Code and the requirements of the Fire Department.
- Existing or proposed street properly connects to adjoining property and/or stub streets, and whether proposed or existing streets are called out in the Comprehensive Plan for future street improvements.
- Proposed cul-de-sacs are 500 feet in length or less, the block lengths are between 500 and 1,400 feet in length (not less than 1,000 feet on collector streets)
- Sidewalks will be on both sides of the street throughout the entire PUD.
- A set of signed "as-built" public improvement plans acceptable to the Public Works Department is required prior to moving to the PUD Site Plan stage.*

*As an alternative, the applicant may provide a signed irrevocable Letter of Credit or a Performance Bond to the City in a sufficient amount to cover the costs of required public improvements.

I do hereby affirm that I am complying with the Planned Unit Development regulations of the City of Edwardsville as noted in the foregoing application checklist.

2022.01.07

Date

Signature of Engineer

Date

Signature of Developer

PUD Development Plan
Narrative

*Gerber Park
Edwardsville, Illinois*

Prepared by:
Thouvenot Wade & Moerchen Inc.
600 Country Club View
Edwardsville, Illinois 62025
Phone - 618-656-4040
Fax – 618-656-4343
Email – phanson@twm-inc.com

Submitted November, 2021

Developer Contact Information:

Boulder Holdings, LLC
PO Box 652
Edwardsville, Illinois 62025

Property Overview

The site of Gerber Park Planned Unit Development is located along at the Northeast corner of Gerber Road and Governors Parkway. Congressional description of the property is Section 24 Township 4N Range 8W of the 3rd Principal Meridian. See attached Development Plan for Location Map.

The existing site is an undeveloped lot and is 2.97 Acres in size. The terrain generally slopes from the East to the West. Adjacent land uses are as follows: residential on all sides including to the South across Governors Parkway.

Proposed Development

Gerber Park Planned Unit Development will contain twenty-one (21) terrace homes in 6 residential building pads with 4 arranged around a centralized courtyard for common use. Each residence will provide an attached 1 or 2-car garage with driveways suitable for car parking based on garage configuration, plus 21 parking spaces in various locations for visitors and guests on-site. The proposed density for the development is 7.07 units per / acre.

The proposed residences will be built in 3 phases of 2 buildings per phase, but the infrastructure will be built in one phase at the onset of the project. It is anticipated 4 buildings will be constructed per year, for a build out time not to exceed 2 years. The anticipated start time is the Spring of 2022.

Greenspace Requirements

The R1 zoning district requires 10% of the total project area to be dedicated as greenspace. For active greenspace, 0.19 acres will be provided, exceeding the requirement of 4% of the total area. For passive greenspace, 0.20 acres will be provided, meeting the requirement of 6% of the total area. See the Development Plan for locations.

Zoning / Setbacks

Setbacks for the proposed development are being proposed as follows:

- Front Yard Setback – 20'
- Side Yard Setback between structures/ building envelopes – 15'
- Rear Yard Setback – 25'

Residential Buildings

Each individual residence will be 1900 – 2000 total square foot with main floor living space ranging from 800 to 1400 square feet and 2nd floor 600 to over 1000. With finished lower-level spaces, some homes may reach as much as 2700 total square feet including up to 4 bedrooms and 3.5 bathrooms. Each home will provide for a 1 or 2-car attached garage. Outdoor covered living spaces will be roughly 100 square feet. The homes will be constructed with exterior finish materials which may include masonry or premium vinyl siding such as CertainTeed American Legend minimum .042 thickness, or a combination thereof and may contain a mix of asphalt architectural shingles as well as metal roof accents. Architectural renderings showing the proposed residences have been attached.

Fences

Building areas #5 & #6 will be provided larger envelopes which may accommodate a small fenced in rear yard. Areas #1 - #4 will share the common area courtyard which will be entirely enclosed with uniform fence.

Common Areas

The courtyard area will be accessible to all 21 residences either by way of courtyard facing porches or sidewalk entrances. The courtyard will feature a covered, open air shared gathering area, walking path and large fire pit.

Additional common areas exist outside of each building envelope and will be maintained by the HOA.

Public / Private Utilities

The proposed infrastructure improvements for the project will consist of public water system and sanitary sewer, and private storm sewer system, electric, communications and gas to serve the proposed buildings. An 8-inch sanitary sewer will be installed along the central courtyard and will connect to the existing sanitary sewer near the north end of the site. The entire site can be served via gravity sewer and a lift station will not be required. Individual domestic water lines will tap the public water main that is planned loop/ follow the interior road and serve each residence. Private storm sewer will be installed to collect runoff and convey the storm water to a detention basin on the west side of the site adjacent to Gerber Road. The storm water will be released at a rate equal to or lower than pre-development conditions. Private utilities are accessible along the interior road. There is an existing gas main underground that will serve the proposed site. Telephone, electric and cable are overhead along Gerber Road.

On-Site Parking

The parking spaces and drive aisles will be constructed in accordance with the City of Edwardsville Land Development Code. The drive aisles will be 24-feet wide, and the parking spaces will be 9-feet by 19-feet. A total of 30 interior garage spaces and 30 outside driveway spaces as well as 21 provided street side guest parking spaces.

Traffic Circulation

There will be one access point, located directly across from Stonebrook Subdivision to the proposed development from Gerber Road that will serve residences. The drive aisle is fully accessible for emergency vehicles and trash trucks. The proposed buildings will be accessed by five-foot sidewalk through the central courtyard. Sidewalks will also connect the development to the existing sidewalk along Gerber Road at the intersection/ access point to the development across from Stonebrook Subdivision.

Environmental and Conservation

Review of the available NFIP FEMA Flood Maps has been conducted and no floodplains exist on site. An ECOCAT has been submitted and we are awaiting a response, which upon receipt will be provided. A submittal has been made to IHPA for Archaeological signoff, and we are awaiting a response, which upon receipt will be provided. The Madison County Soil and Water Conservation District has been informed of the project.

Requested Variances

Three variances are requested, as follows:

1. More than one principal structure on a lot.
2. 15-foot minimum setback between buildings.
3. Sidewalks will be provided as shown in the development plans.



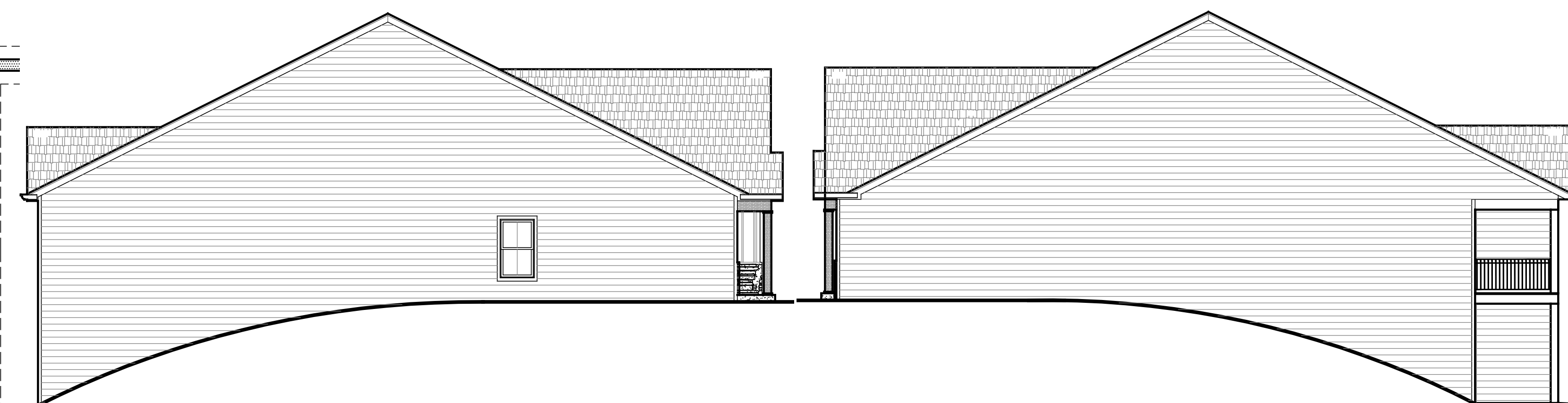
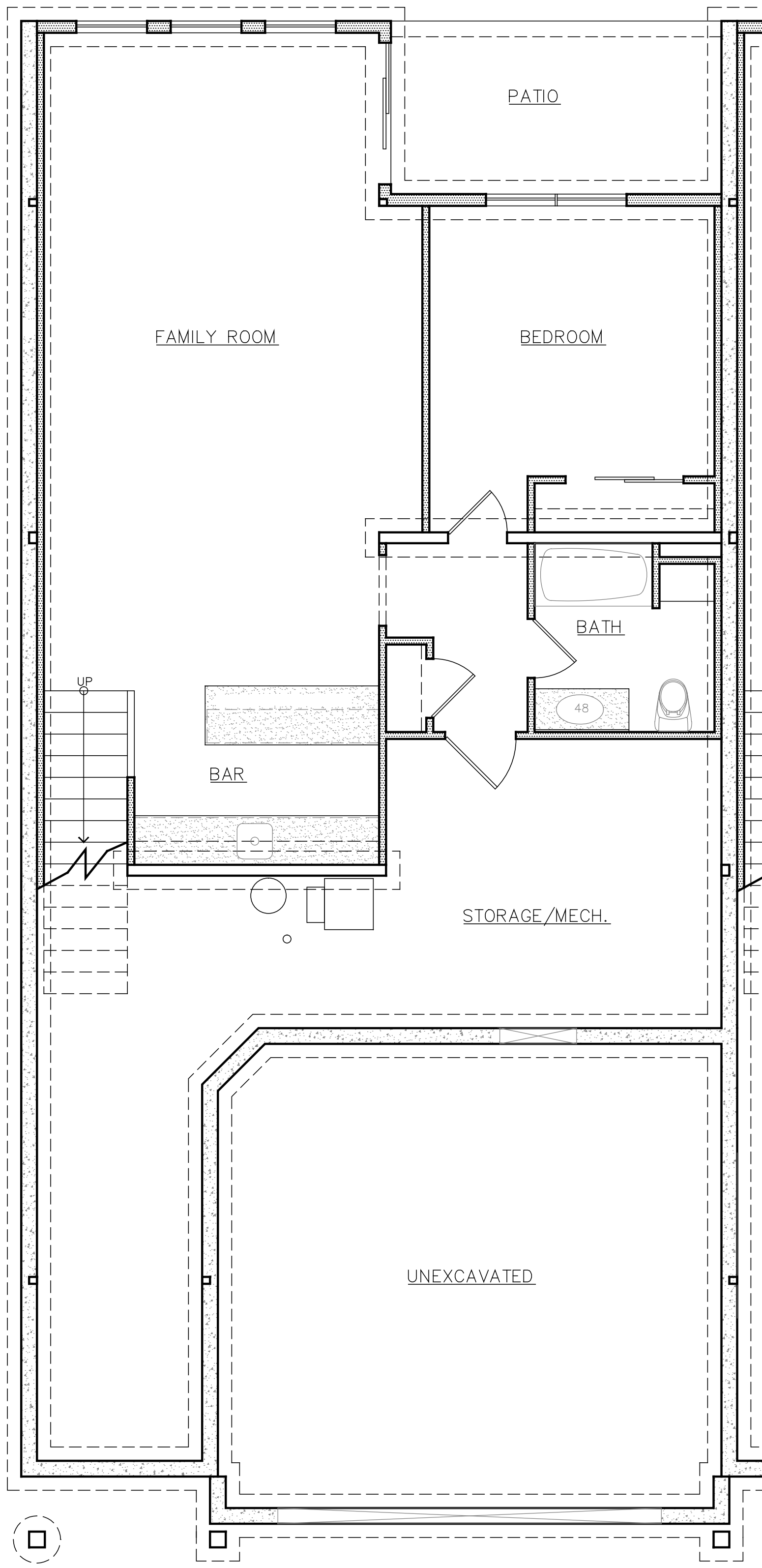
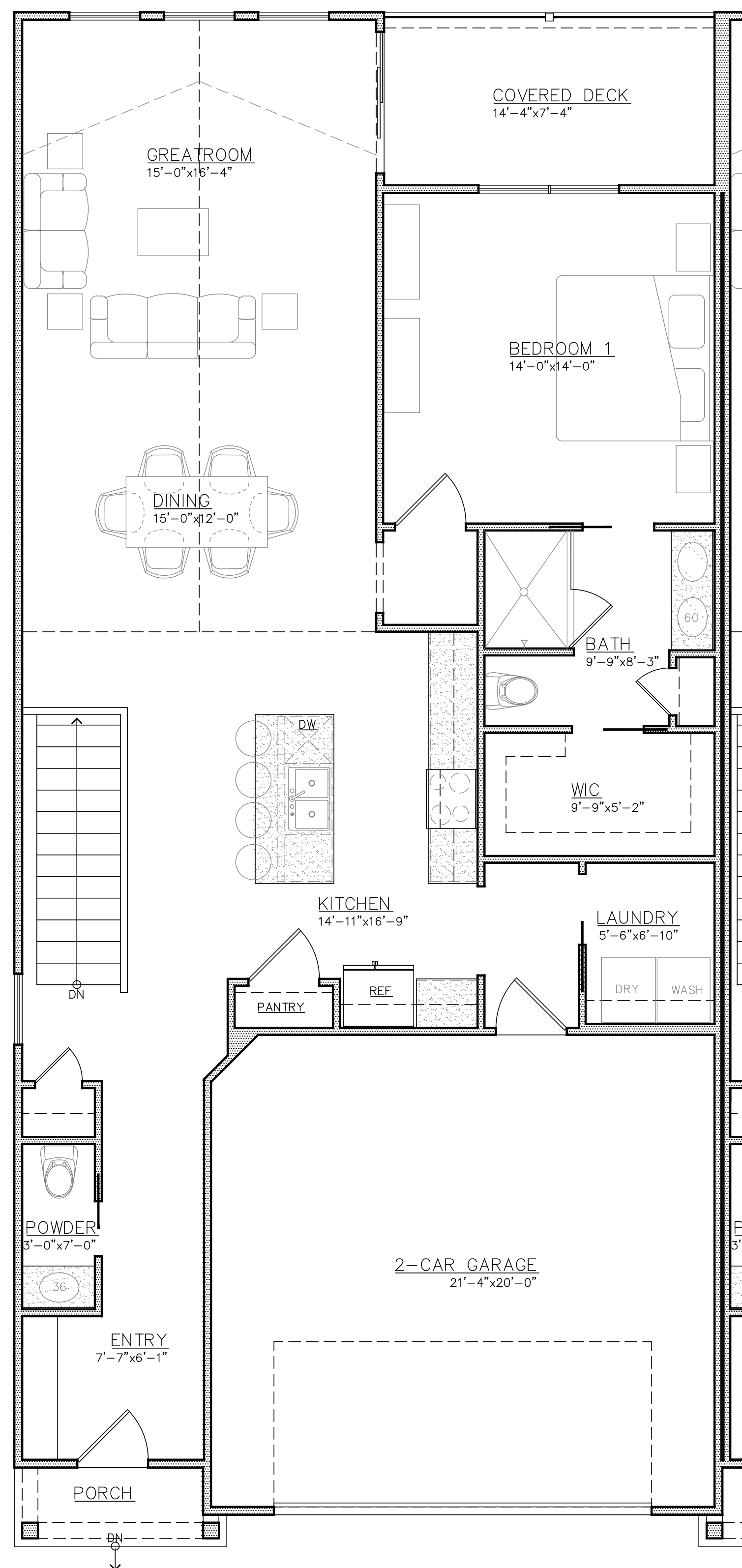


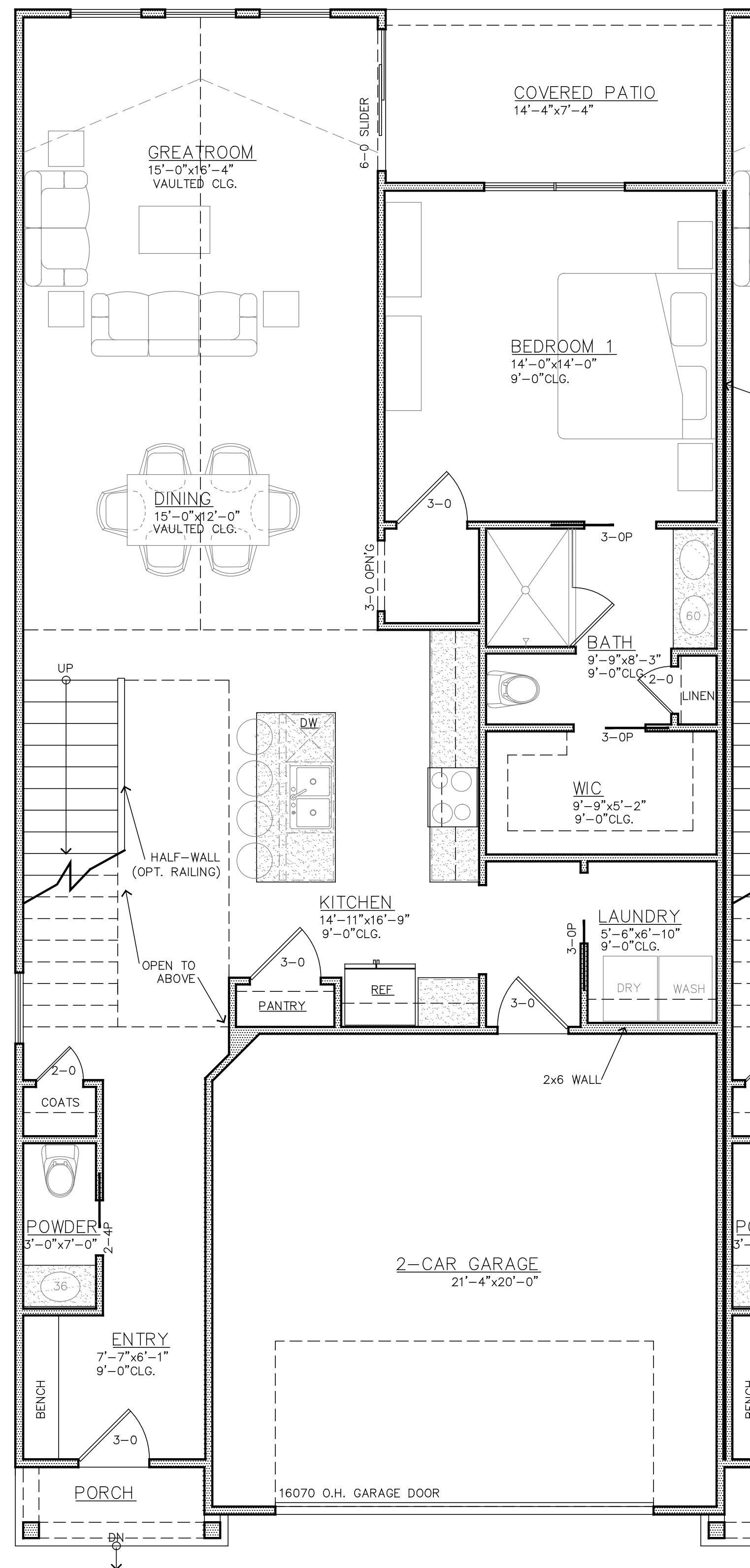




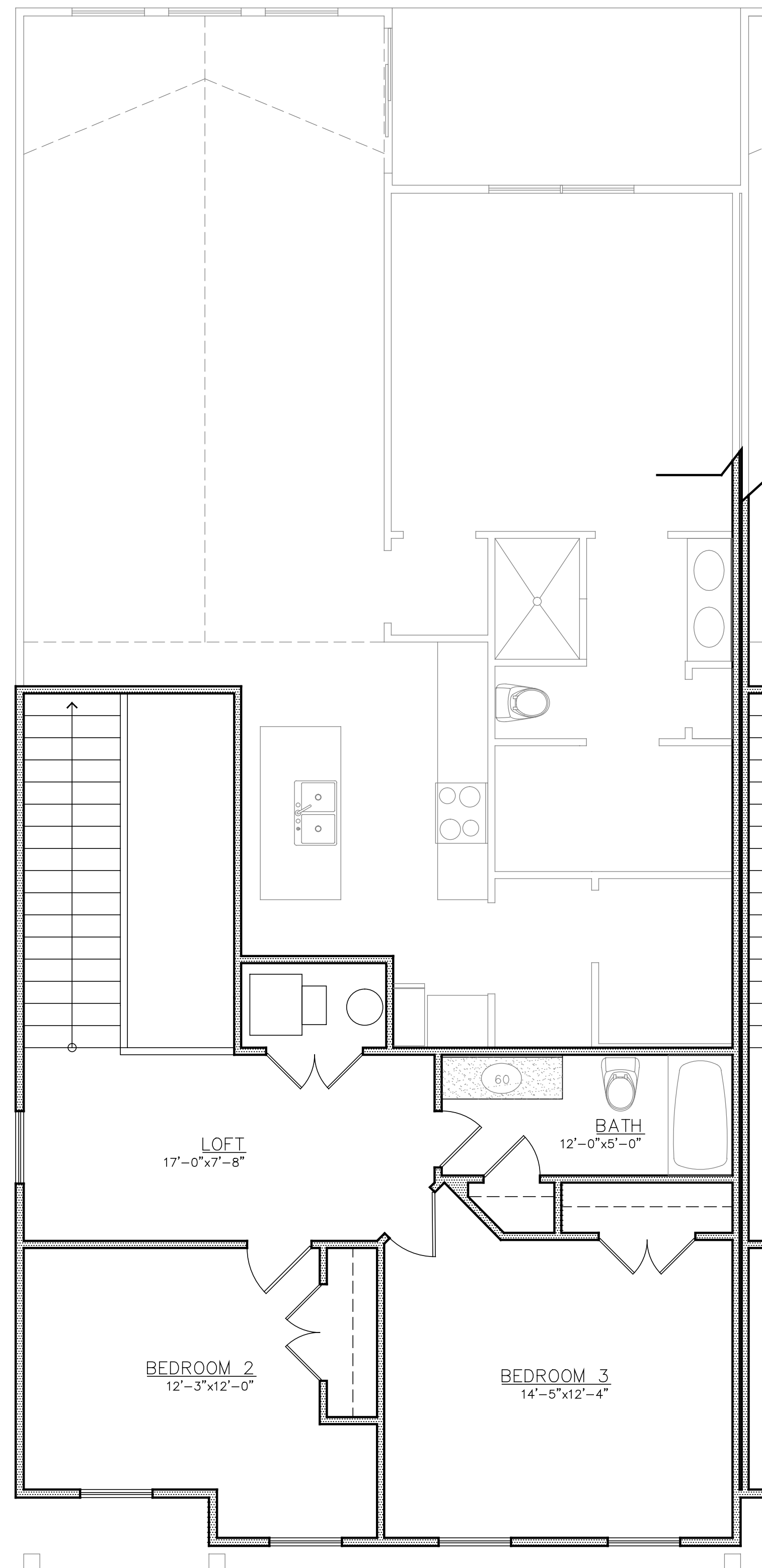








1,345 SF FINISHED



SECOND FLOOR PLAN

612 SF FINISHED



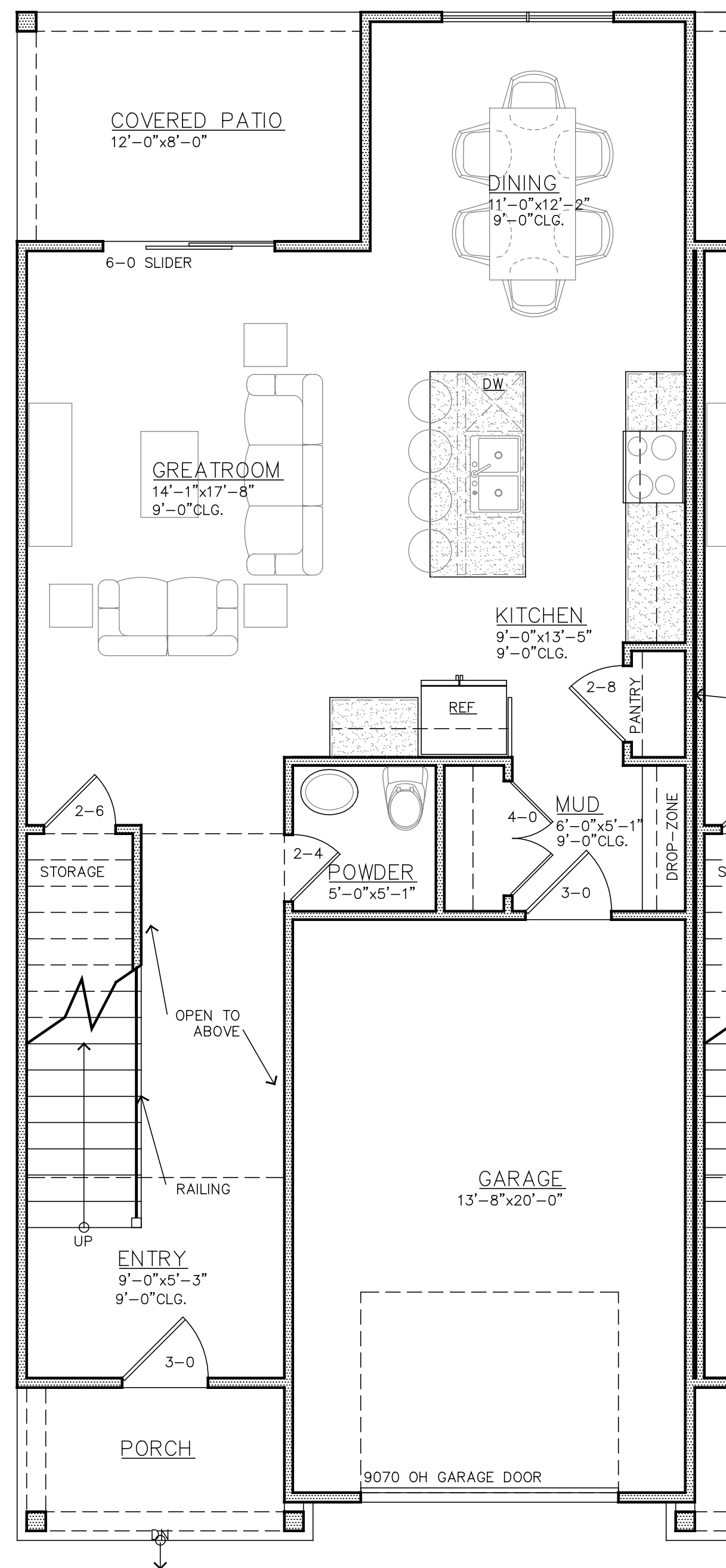
R. SIDE ELEVATION



REAR ELEVATION

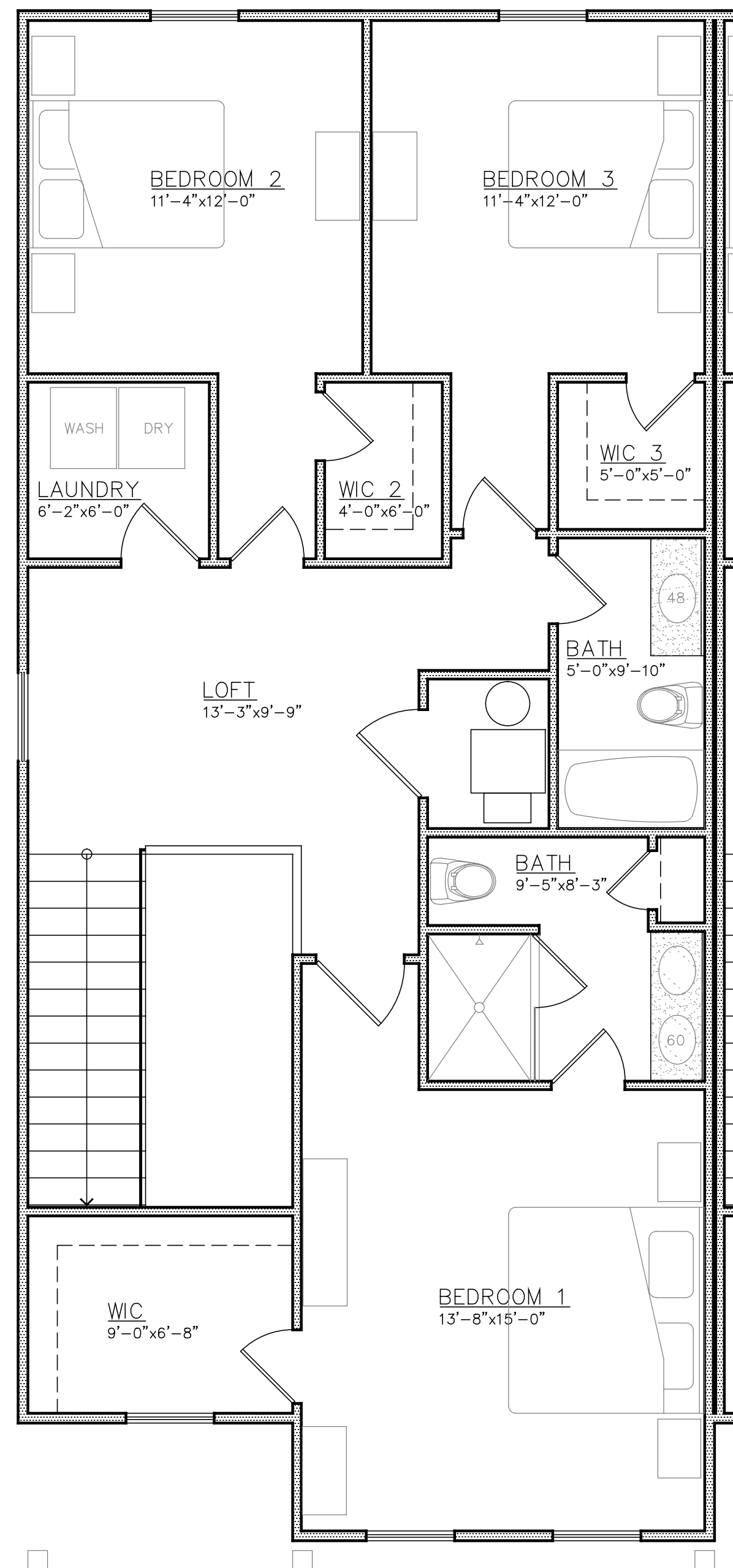


FRONT ELEVATION



MAIN FLOOR PLAN

818 SF FINISHED

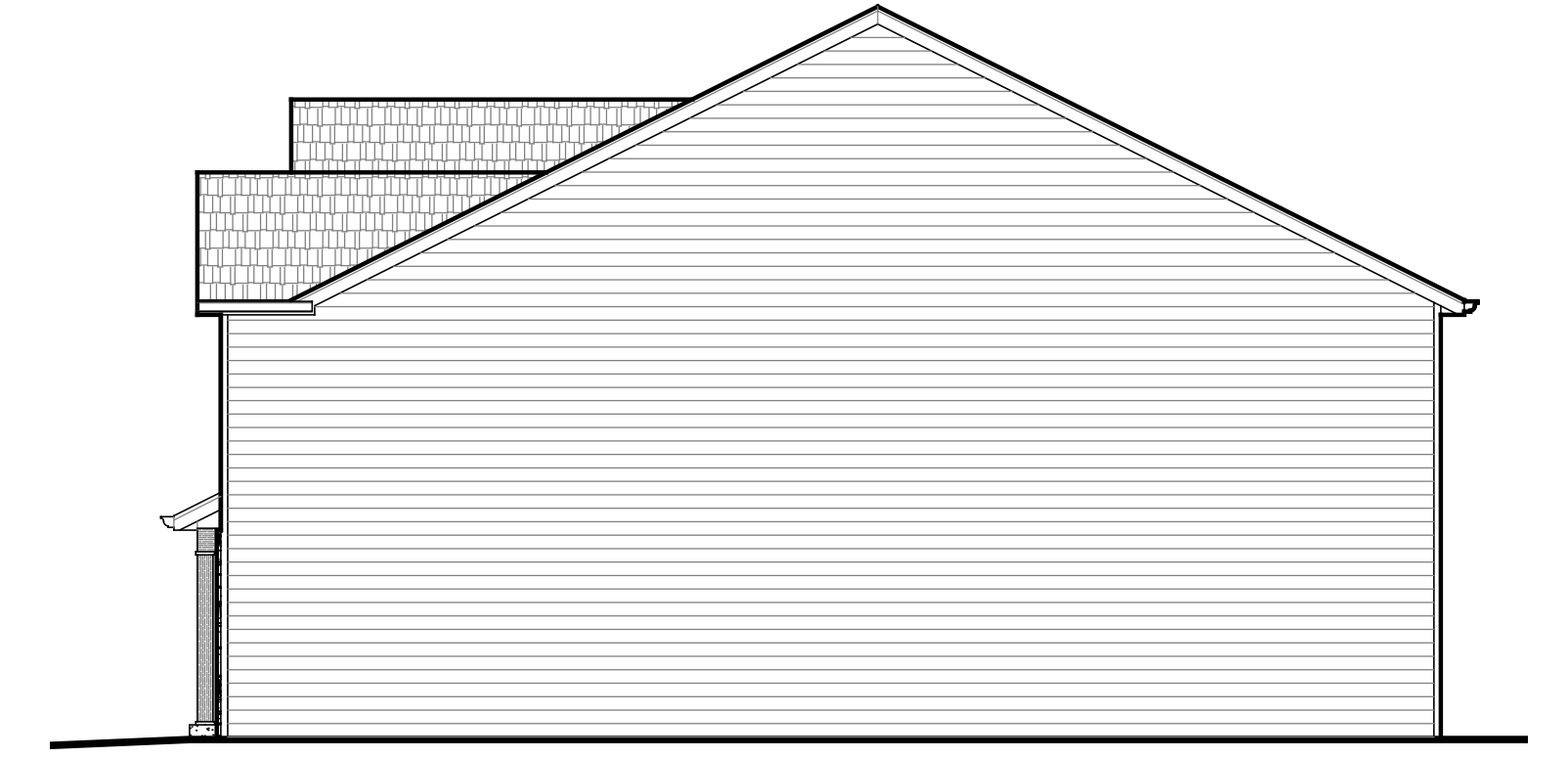


SECOND FLOOR PLAN

1,080 SF FINISHED



L. SIDE ELEVATION



R. SIDE ELEVATION



REAR ELEVATION



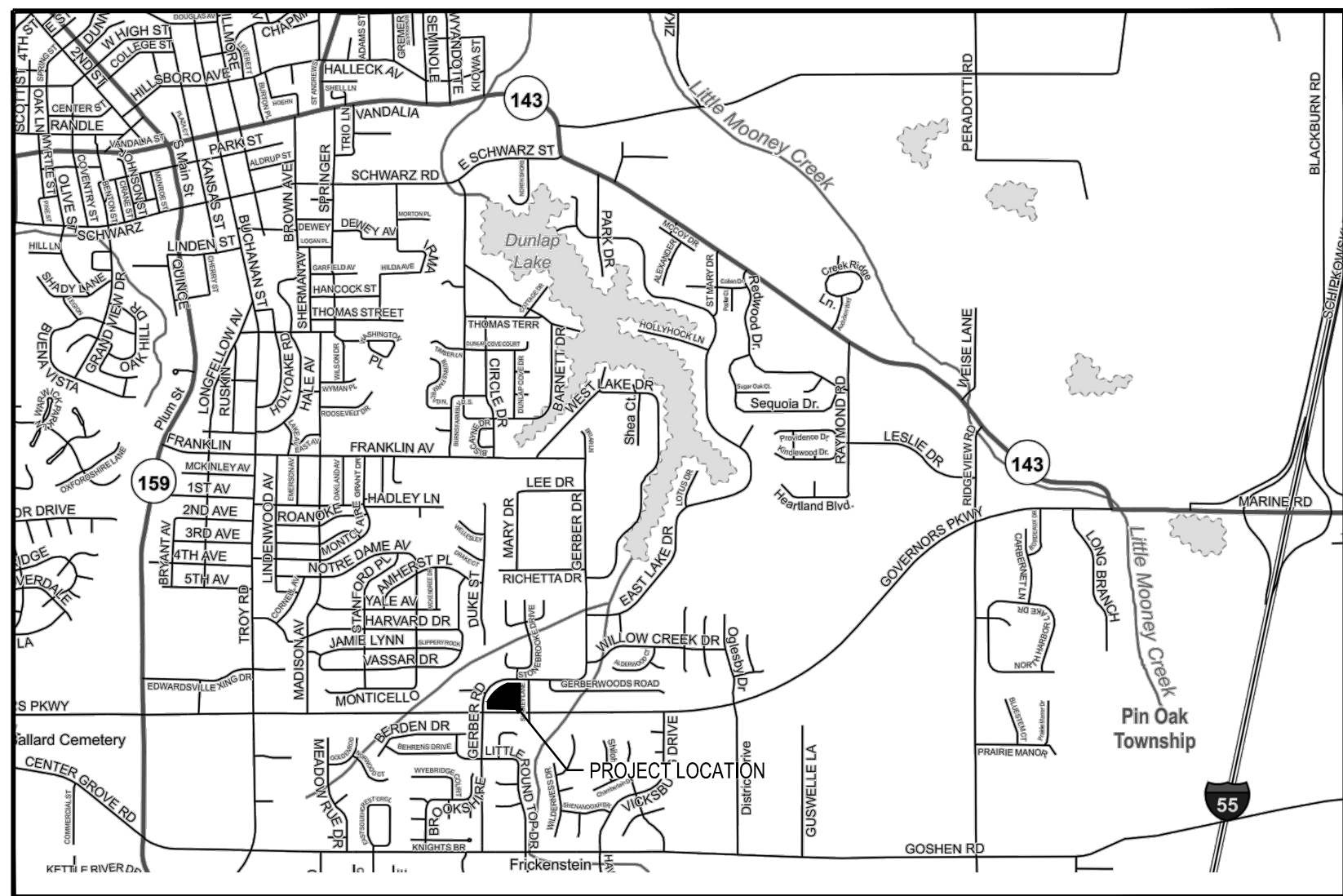
FRONT ELEVATION

PART OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 8 WEST,
OF THE THIRD PRINCIPAL MERIDIAN IN THE
CITY OF EDWARDSVILLE
MADISON COUNTY, ILLINOIS

1. THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED IN THESE TOPOGRAPHIC LAND SURVEY DOCUMENTS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN DETERMINED BY REVIEW OF AVAILABLE EXISTING "AS-BUILT" OR RECORD DRAWINGS; FIELD SURVEY OF J.U.L.I.E. MARKED UTILITIES; OR FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN SUBSURFACE EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITIES SHOWN ON THESE DOCUMENTS. THEREFORE THEIR EXACT LOCATIONS, SIZE AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND MUST BE CONFIRMED BY THE CONTRACTOR.

THE ENGINEER AND OWNER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING J.U.L.I.E. FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THESE PLANS WHICH WOULD SIGNIFICANTLY AFFECT THE FUNCTION, COST, OR PERFORMANCE OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.

- 



EXISTING ZONING CLASSIFICATION - R1
PROPOSED ZONING CLASSIFICATION - PUD R1
ADJACENT SURROUNDING ZONING CLASSIFICATION - R1

GROSS ACREAGE:	2.97 AC.
PASSIVE GREEN SPACE REQUIRED:	0.18 AC.
PASSIVE GREEN SPACE PROVIDED:	0.20 AC.
ACTIVE GREEN SPACE REQUIRED:	0.12 AC.
ACTIVE GREEN SPACE PROVIDED:	0.19 AC.
NET ACREAGE:	2.58 AC.

NOTE: PASSIVE AND ACTIVE GREEN SPACE SHOWN HEREON IS PRELIMINARY. ALL AREAS ON SUBJECT PROPERTY ARE SUBJECT TO CHANGE UPON FINAL PLAN DESIGN.

APPROXIMATE CONSTRUCTION START - SPRING 2022
APPROXIMATE CONSTRUCTION FINISH - SPRING 2025
THE INFRASTRUCTURE WILL BE BUILT IN ONE PHASE,
THE HOMES WILL BE BUILT AS THE MARKET DEMANDS

SCHOOL DISTRICT: EDWARDSVILLE CUSD #7

F.E.M.A. FLOODWAY MAP NUMBER 170436 0095 ZONE E
EFFECTIVE DATE: APRIL 15, 1982

CONTRACT PURCHASER/DEVELOPER
BOULDER HOLDINGS, LLC
PO BOX 652
EDWARDSVILLE, IL 62025

ENGINEER/SURVEYOR
THOUVENOT, WADE & MOERCHEN, INC.
600 COUNTRY CLUB VIEW, SUITE 1
EDWARDSVILLE, IL 62025
PHONE: 618.656.4040
PROFESSIONAL ENGINEER: JUSTIN VENVERTLOH, PE
LAND SURVEYOR: EDGAR M. BARNAL, PLS

1. COVER
2. EXISTING CONDITIONS
3. SITE PLAN
4. LANDSCAPE PLAN

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF EDWARDSVILLE, COUNTY OF MADISON AND STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF DOROTHY'S ADDITION, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE MADISON COUNTY RECORDER'S OFFICE IN PLAT CABINET 60 ON PAGE 196; THENCE ON A BEARING BASED ON ILLINOIS STATE PLANE COORDINATES-WEST ZONE OF SOUTH 00 DEGREES 46 MINUTES 26 SECONDS EAST, ON THE WEST LINE OF SAID DOROTHY'S ADDITION, 10.00 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING THENCE CONTINUING SOUTH 00 DEGREES 46 MINUTES 26 SECONDS EAST, ON SAID WEST LINE OF DOROTHY'S ADDITION, 298.28 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GOVERNOR'S PARKWAY, THENCE SOUTH 89 DEGREES 43 MINUTES 51 SECONDS WEST, ON SAID NORTHERLY RIGHT OF WAY LINE 478.87 FEET TO THE EASTERLY RIGHT OF WAY LINE OF GERBER ROAD, THENCE ON THE SOUTHERLY, SOUTHEASTERLY AND SAID EASTERLY RIGHT OF WAY LINE OF GERBER ROAD THE FOLLOWING FOUR (4) CURVES AND DISTANCES: 1.) NORTH 00 DEGREES 06 MINUTES 35 SECONDS WEST, 89.69 FEET; 2.) NORTH 02 DEGREES 11 MINUTES 45 SECONDS WEST, 48.69 FEET; 3.) NORTHEASTERLY 361.74 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 358.70 FEET, THE CHORD OF SAID CURVE BEARS N61 DEGREES 38 MINUTES 51 SECONDS WEST, A DISTANCE OF 346.61 FEET; 4.) SOUTH 89 DEGREES 31 MINUTES 08 SECONDS EAST, 171.84 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.97 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS OF RECORD.

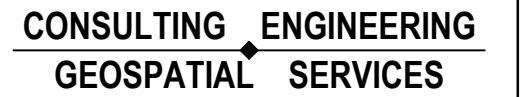
PROJECT DEVELOPMENT NOTES:

1. ALL STORM SEWERS ARE PRIVATE. FINAL LOCATIONS TO BE DETERMINED WITH IMPROVEMENT PLANS.
2. THE COMMON AREA(S) INCLUDES EVERYTHING OUTSIDE THE BUILDING ENVELOPES.
3. THE HOA WILL MAINTAIN ALL COMMON AREAS.
4. A HOLD HARMLESS AGREEMENT WILL BE REQUIRED FOR INFRASTRUCTURE PLACED UNDER SIDEWALKS AND/OR PAVEMENT.
5. NO PARKING ALONG THE ROADWAY WILL BE PERMITTED EXCEPT IN DESIGNATED PARALLEL PARKING SPOTS.
6. THE ROADWAY WITHIN THE DEVELOPMENT IS CONSIDERED A INGRESS/EGRESS EASEMENT AND UTILITY EASEMENT.
7. NO OUTSIDE TRAILER OR BOAT PARKING IS PERMITTED IN THE DEVELOPMENT.
8. FENCE LOCATION SHOWN IS PRELIMINARY AND IS SUBJECT TO CHANGE WITH FINAL HOME CONSTRUCTION.

VARIANCE EXCEPTIONS:

- MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT.
- 15 FT SETBACK BETWEEN BUILDINGS.
- SIDEWALKS WILL BE PROVIDED AS SHOWN HEREIN, AND FINAL DESIGN WILL BE SHOWN WITH THE IMPROVEMENT PLANS.
- SILO (ACCESSORY STRUCTURE) HEIGHT TO EXCEED TO 15FT. PROPOSED HEIGHT TO BE 22FT.
- PARKING/DRIVE AISLE WITHIN 5FT OF PROPERTY LINE ALONG GOVERNORS PARKWAY.
- NO BRICK PER THE BUILDING MATERIALS GUIDELINES, WHICH WOULD AFFECT THE CHARACTER OF THIS PROJECT.

	IRON PIPE FOUND		FIRE HYDRANT		GUYWIRE	---	FM	---	FORCEMAIN LINE		RIGHT-OF-WAY LINE		DECIDUOUS TREE
	IRON PIPE SET		WATER METER		LIGHTPOLE	---	SAN	---	SANITARY SEWER LINE		BUILDING SET BACK LINE		BUSH OR SHRUB
	STREET SIGN		DOWNSPOUT		TELEPHONE POLE	---	W	---	WATER LINE		EASEMENT LINE		TREE LINE
	LIFT STATION		GAS VALVE		TELEPHONE RISER	---	G	---	GAS LINE		PROPERTY LINE		
	MANHOLE		GAS METER		MAILBOX	---	FO	---	FIBER OPTIC LINE		LOT LINE		PROPOSED FIRE HYDRANT
	CLEAN OUT		POWER POLE		SHED	---	UE	---	UNDERGROUND ELECTRIC LINE		PROPOSED WATER MAIN		PROPOSED MANHOLE
	WATER VALVE		FENCE		FIR TREE	---	UT	---	UNDERGROUND TELEPHONE LINE		PROPOSED STORM SEWER LINE		PROPOSED OPEN-THROAT INLET
						=====			STORM SEWER LINE		PROPOSED SANITARY SEWER LINE		PROPOSED JUNCTION BOX
													PROPOSED FLARED END SECTION



ILLINOIS	SWANSEA WATERLOO EDWARDSVILLE PEORIA
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MISSOURI	ST. CHARLES
	ST. LOUIS

TENNESSEE | NASHVILLE

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PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

ISSUED FOR REVIEW
01.06.2022

REV.	DATE	DESCRIPTION
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DRAWN BY:	PDH
DESIGNED BY:	PDH
CHECKED BY:	JJV
APPROVED BY:	JJV
PROJECT NO:	D46-200780

PROJECT:

GERBER PARK
PLANNED UNIT DEVELOPMENT
CITY OF EDWARDSVILLE
MADISON COUNTY, ILLINOIS

TITLE:

COVER

c:\2007\20070809\CAM0.D6 DMC\WIS\Sud\Saver\PRD\Memo\20070809\20070809.ppt By: phanson

IT IS NOT WARRANTED THAT THESE PLANS CONTAIN COMPLETE INFORMATION REGARDING EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OF COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED TO ASSESS THE IMPACT OF RESTRICTIONS AND ENCUMBRANCES ASSOCIATED WITH THE SITE.

THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED IN THESE TOPOGRAPHIC/LAND SURVEY DOCUMENTS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN DETERMINED BY REVIEW OF AVAILABLE EXISTING "AS-BUILT" OR RECORD DRAWINGS; FIELD SURVEY OF J.U.L.I.E. MARKED UTILITIES; OR FIELD SURVEY OF ABOVE GROUND SURFACE UTILITY FEATURES. THE OWNER AND ENGINEER HAVE NOT UNDERTAKEN SUBSURFACE EXPLORATORY INVESTIGATIONS TO CONFIRM OR VERIFY THE UTILITIES SHOWN ON THESE DOCUMENTS, THEREFORE THEIR EXACT LOCATION, SIZE AND FUNCTION MUST BE CONSIDERED APPROXIMATE AND MUST BE FIELD CONFIRMED BY THE CONTRACTOR.

THE ENGINEER AND OWNER FURTHER DO NOT WARRANT THAT ALL UTILITIES HAVE BEEN ILLUSTRATED ON THESE DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONTACTING J.U.L.I.E. FOR FIELD VERIFICATION OF ALL UTILITIES ON THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF THE CONTRACTOR DETERMINES THAT SUBSTANTIAL DISCREPANCY EXISTS BETWEEN FIELD VERIFIED UTILITIES AND THESE PLANS WHICH WOULD SIGNIFICANTLY AFFECT THE FUNCTION, COST, OR PERFORMANCE OF THE PROJECT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND PROJECT DIRECTION.



MISSOURI	ST. CHARLES
	ST. LOUIS

TENNESSEE | NASHVILLE

**THOUVENOT, WADE
& MOERCHEN, INC.**

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IL. PROF. STR. ENGR. CORP.	81-005203
IL. PROF. LAND SURV. CORP.	048-000022
MO. PROF. ENGR. CORP.	001521
MO. LAND SURVEYING CORP.	000341
TN. PROF. ENGR. FIRM	8971

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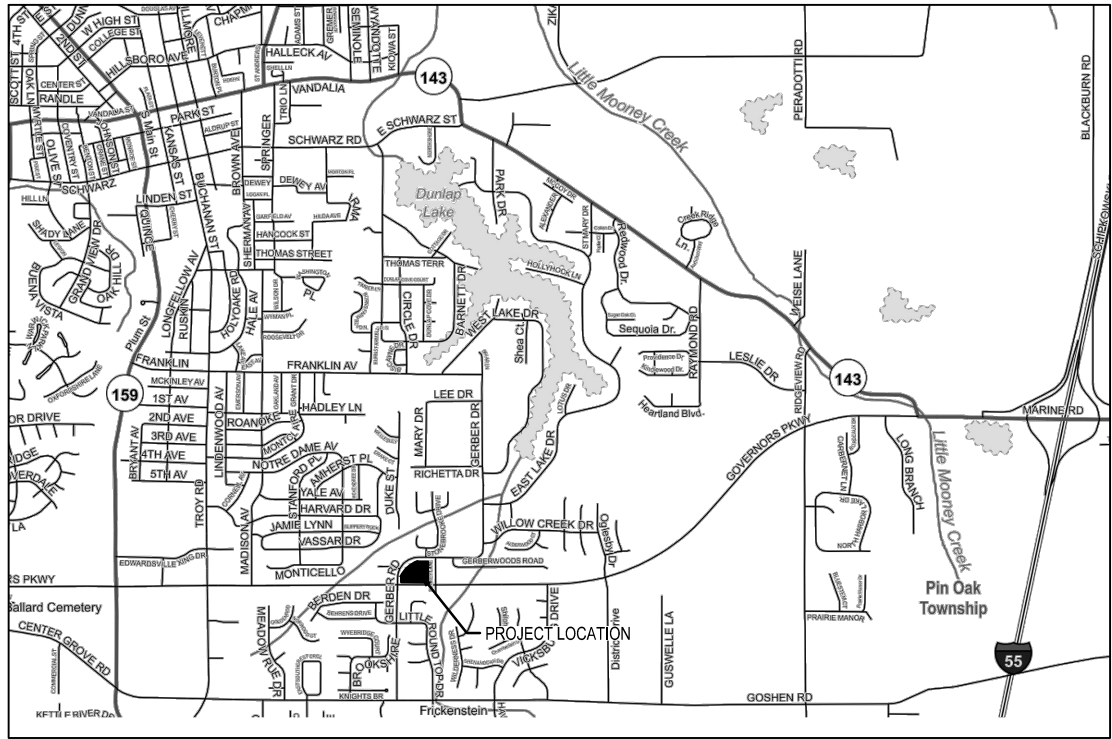
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PROJECT NO: D46-200780

PROJECT:

GERBER PARK
PLANNED UNIT DEVELOPMENT
CITY OF EDWARDSVILLE
MADISON COUNTY, ILLINOIS

TITLE:

EXISTING CONDITIONS



DOROTHY'S ADDITION
PC 89 PG 126
R-1 ZONING

SITE CALCULATIONS:

SITE AREA - 2.97 ACRES
EX. ZONING - R1
PR ZONING - PUD R1

SCHOOL DISTRICT - EDWARDSVILLE CUSD #7
FEMA MAP PANEL No. 170436 0095 B

GREENSPACE CALCULATIONS:
GREENSPACE REQUIRED - 2.97 AC * 0.10 = 0.30 AC.
GREENSPACE PROVIDED
PASSIVE 0.20 AC.
ACTIVE 0.19 AC.
TOTAL 0.39 AC.

PARKING CALCULATIONS:

REQUIRED - 2 SPACES PER DWELLING UNIT
21 UNITS X 30 SPACES (1 & 2 CAR GARAGES)
PROVIDED - 2 SPACES w/ EACH HOME
PLUS 1 OR 2 CARS IN THE DRIVEWAY
PLUS 21 GUEST PARKING SPACES

MINIMUM SETBACKS:

FRONT - 20'
REAR - 25'
MINIMUM 15' BETWEEN STRUCTURES

CARRINGTON PLACE
PC 89 PG 131
R-1 ZONING

STORM WATER
DETENTION AREA

PASSIVE GREENSPACE
0.15 ACRES

BLDG #5
4 UNITS
WALKOUT

BLDG #6
3 UNITS
WALKOUT

BLDG #4
4 UNITS

BLDG #3
3 UNITS

BLDG #1
4 UNITS

BLDG #2
3 UNITS

NF
JOHN & MARK GILLES
14-2-15-24-02-203-001
LOT 1

NF
RUSSELL CZESCHIN
14-2-15-24-02-203-002
LOT 2

NF
MADISON COUNTY HIGHWAY DEPT.
14-2-15-24-00-000-003

PRELIMINARY 48" FENCE LOCATION.
SUBJECT TO FINAL HOME CONSTRUCTION,
LOCATION COULD CHANGE.



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS SWANSEA
WATERLOO
EDWARDSVILLE
PEORIA

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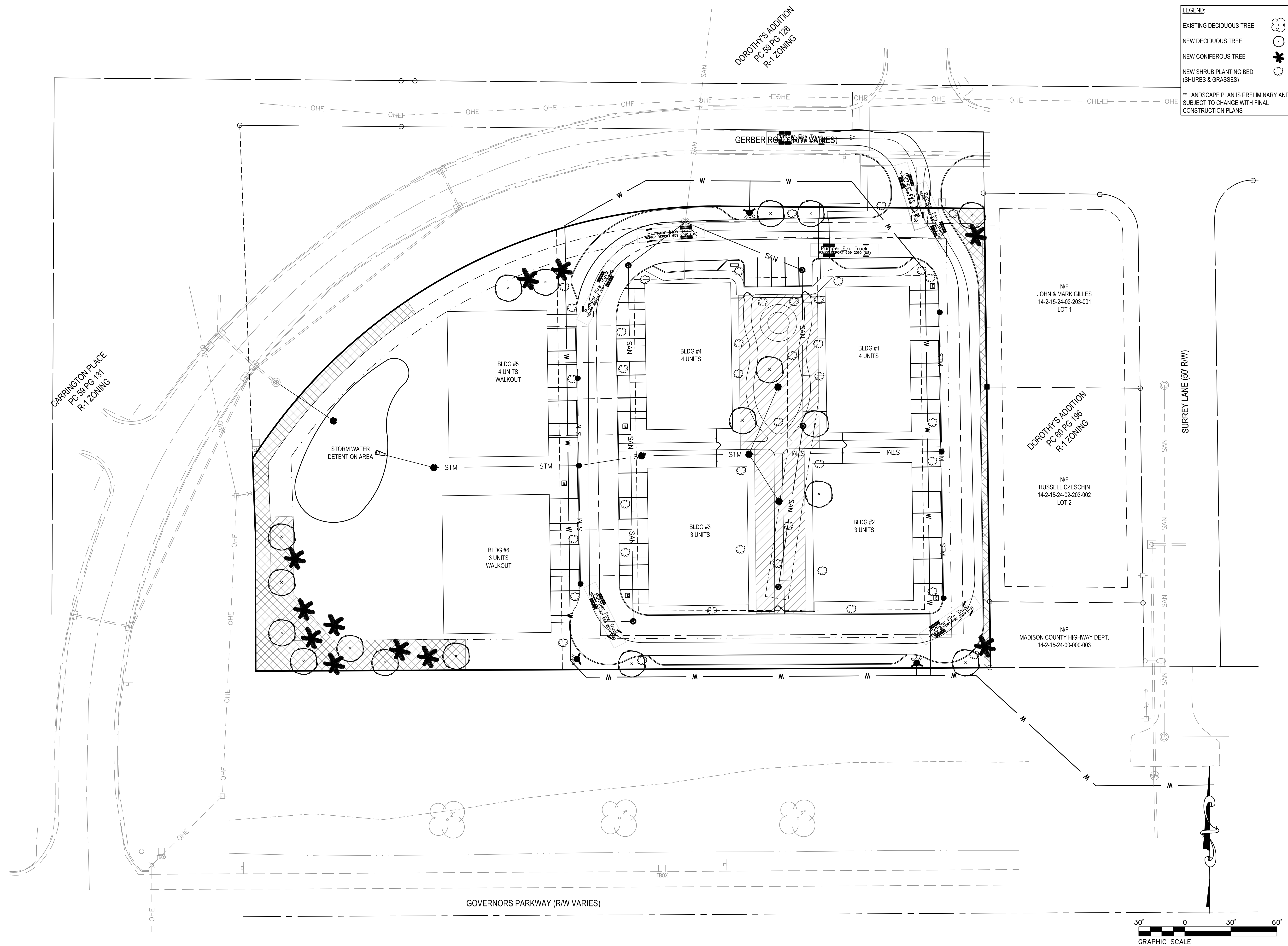
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PROJECT:

GERBER PARK
PLANNED UNIT DEVELOPMENT
CITY OF EDWARDSVILLE
MADISON COUNTY, ILLINOIS

TITLE:

SITE PLAN



LEGEND:



Staff Report
Gerber Park PUD Development Plan
Land Use Committee – Thursday, January 20, 2022



Owner/Developer:	Boulder Holdings, LLC
Zoning:	"R-1" Single-Family Residential District
Property Size:	Approximately 2.97 acres
Topography:	The site generally slopes from the southwest
Vegetation:	The land is currently used for agricultural purposes.
Utilities and Services:	The City of Edwardsville will serve the site with sanitary sewer and water. Ameren Illinois will provide electric and gas.
Access:	There will be a 24' wide private access road off Gerber Road.

- Sidewalks: Sidewalks are existing on the northern side of Gerber Road; there is a crosswalk to connect the development to the sidewalks within the courtyard area of the development.
- 2010 Comprehensive Plan: The 2010 Comprehensive Plan Future Land Use Map identifies this area as “Neighborhood”.

Staff Discussion:

Geber Park PUD will contain twenty-one (21) terrace homes in six (6) residential buildings. Four buildings will be arranged around a centralized courtyard for common use. Each residence will have an attached garage with a driveway to accommodate or two additional cars per unit. There are an additional 21 parking spaces in various locations for visitors. Each structure will be 1,900 to 2,000 total square feet. The homes will be constructed with exterior finish materials that include masonry or premium vinyl siding such as CertainTeed American Legend with a minimum 0.042 thickness.

The proposed residences will be built in spring of 2022 in 3 phases, with two buildings per phase. However, infrastructure will be built in one phase at the onset of the project. Built out time will not exceed 2 years. The units themselves will be owner-occupied and all units will all be located on one-lot.

Setbacks

Setbacks from the perimeter lines meet the 25 feet setback requirement. However, buildings will be situated 20 feet from interior drive with 15 feet between structures.

Greenspace

The “R-1” Single-Family Residential District requires 10% of the total project area to be dedicated to greenspace—0.30 acres for this project (0.18 acres active, 0.12 acres passive). The developer is proposing 0.19 acres for active greenspace and 0.20 acres for passive greenspace – exceeding the minimum requirements.

Utilities

Water connections will be made to the public main located on the north side of Gerber Road; while a gravity sanitary sewer line will be placed in an easement that runs through common space in the center of the development and along the road in front of buildings 3 and 4. A private storm water line will be installed routing from the east of the property through the courtyard west towards the detention pond.

Landscape Plan

There is a significant amount of landscaping in the common area shown on the landscape plan as well as deciduous and coniferous trees planted towards the corner of Gerber and Governors Parkway. The final landscape plan will be required to meet the requirements of the City’s Landscape ordinance.

Code Inconsistencies

As part of the PUD approval, the developer is seeking variations on the following items:

- (1) More than one principal structure on a lot.
 - This development will consist of six (6) buildings encompassing (21) terrace homes with a centralized courtyard. Three buildings will contain 3 unit and 3 buildings will contain 4 units.
- (2) 20’ minimum setback to Gerber Road.
 - The typical setback from the front property line is 25 feet and a typical rear yard setback is 30 feet. Buildings 5 and 6 have rear elevations facing Gerber Road. And Building 5

- has a side elevation facing Gerber Road. The side of building 5 will be setback 20' from Gerber Road and the rear of building 5 will be approximately 35 feet from Gerber Road.
- (3) Minimum of 15-foot setbacks between buildings.
- With 10-foot side yard setbacks required for single-family homes, a typical single-family subdivision would provide 20 feet between buildings, at a minimum.
 - Ten-foot setbacks are also required for multi-family dwellings, which would also result in a 20' separation between units.
- (4) Sidewalks will be provided as shown in the development plans, primarily throughout the courtyard.
- Sidewalks are required on both sides of each street throughout the entire subdivision.
- (5) Parking/Drive aisle located only 4 feet from east property line.
- In the "R-1" Single-Family Residential District, the required minimum setback for a parking lot is 5 feet.

Staff Comments:

Some items require additional edits and/or consideration prior to Plan Commission:

1. Indicate that Boulder Holdings, LLC is the owner & developer
2. Indicate ROW acreage
3. Indicate POC and POB on page 2 of the PUD Development Plan
4. Site should be relabeled at page 3.
5. Building footprints scale to 65' x 90'. Please add these dimensions to the site plan.
6. Add number of off-street parking spots provided in parking trays/areas
7. Sanitary Sewer needs to be shown clearly on site plan
8. Setback layer needs to be brought to the front so that they are clearly visible.
9. Private roadway scales to 26 feet of pavement, but please indicate this on plans.
10. Please provide Covenants and Restrictions
11. Need ECOCAT, IHPA, and NFIP FEMA flood map letters.
12. Remove all references to the grain silo accessory structure on the plans.
13. Indicate the proposed location of signage for the PUD Development will be located on the site plan.
14. Add in the narrative a request for a variance to allow for the drive aisle location to be less than the required 5 feet from the eastern property line.
15. The City's Design Guidelines apply to this development. The Design Guidelines for the "R-1" Single-Family District state:

Construct all structures to have a minimum of 35 percent of the exterior walls constructed of brick, brick veneer, stone, masonry, masonry veneer, stucco, and/or architectural precast concrete from the ground level (the building foundation) to the building's eaves (excluding gables, dormers, openings for windows and doors, and trim). These materials shall be prioritized on the sides of the homes which abut right-of-way and trails.

At least 35 percent of the front of the house must also be comprised of these materials. The "front of the house" is comprised of all exterior surface areas between the outer most, forward corners on each side of the structure

Staff Recommendation:

Staff recommends approval of the PUD Development Plan with the variances described above and with the condition that the items described in the "Staff Comments" are addressed prior to Plan Commission.