



Meeting Date: March 18, 2026
Meeting Time: 6:00 P.M.
Meeting Location: City Hall
118 Hillsboro Avenue

PLAN COMMISSION AGENDA

Commission Members

| | |
|-------------------------------|----------------|
| Ashley Niebur Sharp, Chair | Blake Wagahoff |
| Mike Boline, Vice Chair | Bryson Baker |
| David Gerber, Designated Alt. | Lance McOlgan |
| Kent Scheffel | Keith Page |
| Tim Harr | David Boyer |

I. ROLL CALL

II. PUBLIC COMMENT

III. APPROVAL OF MINUTES

A. February 4, 2026 Minutes

IV. CASES

B. Case 2026-02 – Pin Oak Estates Subdivision
Preliminary Subdivision Plat
Developer: Fischer Crays Goshen LLC
Engineer: TWM, Inc.

V. PROJECT UPDATES

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ADJOURNMENT

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

PLAN COMMISSION
February 4, 2026
6:00 PM
MINUTES

Approved: _____

Date: _____

The regularly scheduled meeting of the Edwardsville Plan Commission was held at 6:00 p.m. at City Hall located at 118 Hillsboro Avenue in Edwardsville, Illinois.

I. ROLL CALL:

Present

Mike Boline, Vice Chair
 David Gerber
 Tim Harr
 Bryson Baker
 Blake Wagahoff
 Kent Scheffel
 Keith Page
 Ryan Zwijack, Staff
 Breana Buncher, Staff
 Jack Vonderheide, Staff
 Elizabeth Sutter, Staff
 Cathy Hensley, Staff

Absent

Ashley Niebur Sharp
 Lance McOlgan
 David Boyer

II. PUBLIC COMMENT: None

III. APPROVAL OF MINUTES

A. Plan Commission – 1/7/26

MOTION: Move to Approve (Page), SECONDED: (Harr)
 ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

IV. CASES

V. PROJECT UPDATES –

VI. OLD BUSINESS –

A. Case 2025-39 – Text amendments to Chapter 1250.13 – Off-street parking and loading; tables of the Codified Ordinances of the City of Edwardsville

Tim Harr asked if the proposed changes to the ordinance were distributed to others to review. Ryan Zwijack stated that several entities reviewed the changes, and had positive feedback. He noted that two of the sections in the ordinance had the same language. The board agreed to remove one of the sections. A

discussion was held in regards to parking for a restaurant or conference center that may be located within a hotel. Several mixed use locations in town were discussed as examples of this scenario. The board went through the table for minimum parking and loading spaces and agreed that under Number of Required Parking Spaces for Hotels/Motels should state considered instead of required. David Gerber made a motion to approve with the changes as noted. Kent Scheffel seconded.

MOTION: Move to Approve (Gerber), SECONDED (Scheffel)

ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

B. Case 2025-40 – Text amendments to Chapter 1228 – Landscaping and screening of the Codified Ordinances of the City of Edwardsville

Staff presented the case with comparisons to other municipalities along with examples of existing businesses within the city. Bryson Baker asked about the definition of street trees for single-family use. Ryan Zwijack stated that it refers to trees that are to be planted within the easement in the front yard. He stated that there are not going to be a lot changes to the ordinance in regards to new subdivisions. The board asked if there was a list of prohibited trees. Breana Buncher stated that there was a list, but none of the trees listed have changed. Tim Harr asked if the arborist has reviewed this ordinance. Ryan Zwijack stated that he had, along with the Edwardsville Environmental Commission. The board and staff discussed incentives for trees along with long-term maintenance. Mike Boline thanked staff for taking time to adjust the ordinance based on the board's considerations and for forwarding it for review to other entities. Ryan Zwijack stated that these changes will make it easier for staff to calculate the required landscaping in the future. David Gerber made a motion to approve with the changes as noted. Keith Page seconded.

MOTION: Move to Approve (Gerber), SECONDED (Page)

ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain

VII. NEW BUSINESS – The board asked for updates to the Comprehensive Plan. Breana Buncher stated that they are meeting regarding this at the beginning of next month and will be presenting to the board soon.

VIII. ADJOURNMENT – Motion to adjourn by David Gerber. Seconded by Mike Boline.

PRELIMINARY PLAT OF PIN OAK ESTATES SUBDIVISION

PART OF THE EASTERN HALF OF SECTION 21,
TOWNSHIP 4 NORTH, RANGE 7 WEST,
OF THE THIRD PRINCIPAL MERIDIAN IN
MADISON COUNTY, ILLINOIS

PROJECT NOTES / SPECIFICATIONS / INFORMATION

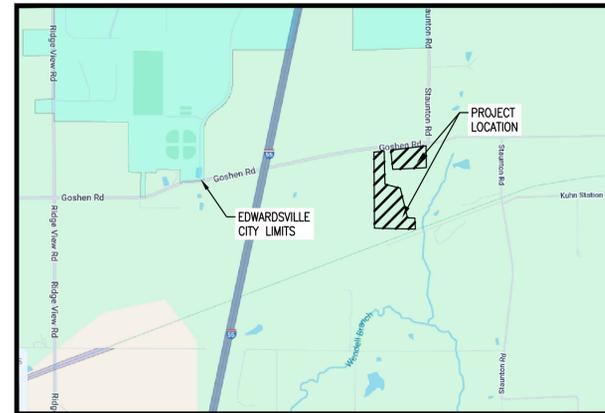
- THE TYPE, SIZE, AND LOCATION OF UTILITIES AS DELINEATED IN THESE TOPOGRAPHIC LAND SURVEY DOCUMENTS AND/OR CIVIL ENGINEERING DESIGN DOCUMENTS HAVE BEEN DETERMINED BY REVIEW OF AVAILABLE EXISTING "AS-BUILT" OR RECORD DRAWINGS; FIELD SURVEY OF J.U.L.I.E. MARKED UTILITIES; OR FIELD SURVEY OF ABOVE GROUND 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.
- IT IS NOT WARRANTED THAT THIS PLAT/DOCUMENT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY, BUILDING LINE SETBACKS, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION, A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED AND THOROUGHLY REVIEWED.
- THE MINIMUM GARAGE FLOOR ELEVATION OF EACH BUILDING SHALL BE ONE (1) FOOT ABOVE THE BACK OF CURB ELEVATION. THIS ELEVATION SHALL BE MEASURED AT THE CENTER OF LOT FRONTAGE. ALL DRIVEWAYS AT THE PROPERTY LINE SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE BACK OF CURB ELEVATION. IF VARIATION IN THIS CRITERIA IS REQUESTED DUE TO EXTENUATING CIRCUMSTANCES, OR IF A WALKOUT BASEMENT OR PARTIALLY EXPOSED BASEMENT IS DESIRABLE, THE BUILDER AND/OR OWNER SHALL RETAIN A PROFESSIONAL ENGINEER TO ESTABLISH THE MINIMUM ELEVATIONS OR PROPER GRADING NECESSARY TO PREVENT STORM WATER DAMAGE.
- THE MINIMUM GARAGE, FIRST FLOOR OR BASEMENT WALL OPENING ELEVATION OF EACH BUILDING OR STRUCTURE LOCATED ADJACENT TO OR IN THE VICINITY OF A DRAINAGEWAY OR STORM WATER STRUCTURE SHALL BE ESTABLISHED A MINIMUM OF TWO (2) FOOT ABOVE THE OVERLAND FLOW OR HEADWATER ELEVATION THAT MAY BE DEVELOPED DURING THE ONE-HUNDRED (100) YEAR STORM EVENT.
- ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, TESTING, AND INSPECTION SHALL CONFORM TO THE STATE, MUNICIPAL, AND LOCAL UNITS OF GOVERNMENT HAVING JURISDICTION OVER THIS PROJECT.
- ALL WORK, INSTALLATION, PROCEDURES, AND MATERIALS ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE ILLINOIS ACCESSIBILITY CODE AND THE UNITED STATES AMERICANS WITH DISABILITIES ACT.
- ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED JANUARY 1, 2022 AND THE SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS ADOPTED JANUARY 1, 2024 (BOTH OF WHICH WILL BE HERINAFTER REFERRED TO IN THESE DOCUMENTS AS THE STANDARD SPECIFICATIONS (HIGHWAY)).
- ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR WATER; AND THE RECOMMENDED STANDARDS FOR WATER WORKS (BOTH OF WHICH WILL BE HERINAFTER REFERRED TO IN THESE DOCUMENTS AS THE STANDARD SPECIFICATIONS (WATER, STORM AND SANITARY)).
- ALL WORK, INSTALLATION, PROCEDURES, MATERIALS, AND TESTING ASSOCIATED WITH THIS PROJECT SHALL CONFORM TO THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST ADDITION, WHICH WILL BE HERINAFTER REFERRED TO IN THESE DOCUMENTS AS THE STANDARD SPECIFICATIONS (EROSION).
- ALL PROPOSED UTILITY SIZES SHOWN ARE PRELIMINARY. FINAL SIZES AND LOCATIONS SHALL BE SHOWN IN THE IMPROVEMENT PLAN SUBMITTAL.
- EROSION CONTROL REQUIREMENTS FOR THE CONSTRUCTION PHASE OF THE INFRASTRUCTURE AND HOMESITES WILL INCLUDE PROPERLY INSTALLED EROSION CONTROL FENCE, CONSTRUCTION AND MAINTENANCE OF A RIP-RAP SEDIMENT TRAP IN DRY DETENTION BASINS AND INSTALLATION AND MAINTENANCE OF GEOTEXTILE FABRIC INLET PROTECTION LOGS AT STORM WATER INLETS. ALL EROSION CONTROL MEASURES SHALL COMPLY WITH SOIL EROSION AND SEDIMENT CONTROL ORDINANCES FOR MADISON COUNTY.
- THERE ARE NO KNOWN MINED OUT AREAS ON TRACT TO BE SUBDIVIDED.

DRAINAGE STATEMENT

WE, THE UNDERSIGNED, DO HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER WILL BE CHANGED, ADEQUATE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER _____ ENGINEER _____



LOCATION MAP

OWNER/DEVELOPER
FISCHER CRAYS GOSHEN, LLC
4366 HIGHWAY 162
GRANITE CITY, IL 62024
PHONE: (618) 931-3760

ENGINEER/SURVEYOR
THOUVENOT, WADE, & MOERCHEN, INC.
204 EVERGREEN LANE, UNIT B
GLEN CARON, IL 62034
PHONE: (618) 656-4040
PROFESSIONAL ENGINEER: JUSTIN VENVERTLOH
LAND SURVEYOR: JOHN-MICHAEL SMITH

INDEX OF SHEETS

- COVER
- EXISTING CONDITIONS
- SITE PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- STORM SEWER PLAN
- WATER MAIN PLAN
- SEWAGE PLAT
- DA-1 EXISTING DRAINAGE AREAS
- DA-2 PROPOSED DRAINAGE AREAS

GROSS ACREAGE 37.51 AC.
AREA IN ROW (SUBDIVISION) 4.06 AC.
AREA IN ROW (GOSHEN ROAD DEDICATION) 1.16 AC.
NET ACREAGE 32.29 AC.

ACTIVE/PASSIVE GREEN SPACE REQUIREMENTS
PASSIVE GREEN SPACE REQUIRED 1.50 AC.
(4% OF GROSS ACREAGE)
PASSIVE GREEN SPACE PROVIDED 3.14 AC.

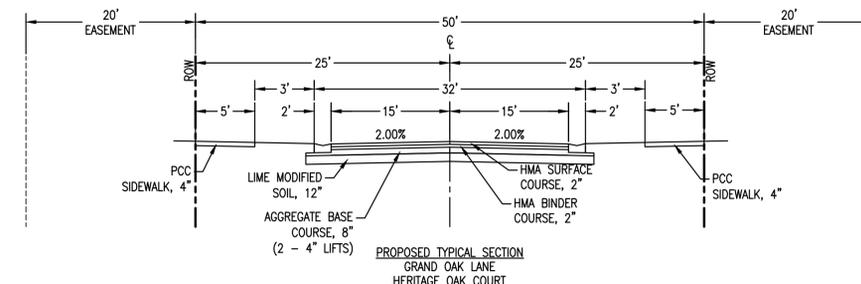
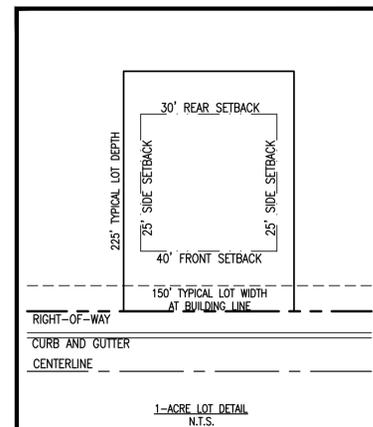
ACTIVE GREEN SPACE REQUIRED 2.18 AC.
(6% OF GROSS ACREAGE)
ACTIVE GREEN SPACE PROVIDED 2.18 AC.

COMMON AREA
TOTAL COMMON AREA 6.45 AC.
COMMON 1 (PASSIVE) 0.64 AC.
COMMON 2 (PASSIVE) 0.63 AC.
COMMON 3 (ACTIVE) 1.31 AC.
COMMON 4 (DETENTION) 1.13 AC.
COMMON 5 (PASSIVE) 1.87 AC.
COMMON 6 (ACTIVE) 0.87 AC.

EXISTING ZONING CLASSIFICATION - COUNTY A AGRICULTURAL
PROPOSED ZONING CLASSIFICATION - COUNTY R-1 SINGLE-FAMILY
SCHOOL DISTRICT: TRAD CUSD #2 & EDWARDSVILLE CUSD #7

VARIANCES REQUESTED:
SECTION 5-6.1 PAVEMENT STRUCTURE

EX RIGHT-OF-WAY LINE
PR RIGHT-OF-WAY LINE
EX LOT LINE
PR LOT LINE
EASEMENT LINE
SETBACK LINE



THIS PLAT IS NOT FOR RECORD

TWM
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CHATTANOOGA
ATHENS

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GLEN CARBON OFFICE
204 EVERGREEN LANE, UNIT B
GLEN CARBON, ILLINOIS
62034
(618) 656-4040
WWW.TWM-INC.COM

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
KS. PROF. ENGR. FACILITY E-3256
MO. PROF. ENGR. CORP. 001528
MO. LAND SURVEYING CORP. 000346
TN. PROF. ENGR. FIRM 8974

SEAL



SIGNATURE: _____
DATE SIGNED: 3/11/26
LICENSE EXPIRATION: 11/30/2027

ISSUED FOR REVIEW
3/11/26

| REV. | DATE | DESCRIPTION |
|------|---------|----------------------|
| △ | 1/30/26 | CITY REVIEW COMMENTS |
| △ | 3/11/26 | CITY REVIEW COMMENTS |
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DRAWN BY: BBG
DESIGNED BY: JJV
CHECKED BY: JJV
APPROVED BY: JJV
PROJECT NO: 250147

PROJECT:

PIN OAK ESTATES SUBDIVISION
PRELIMINARY PLAT
MADISON COUNTY, ILLINOIS

TITLE:

COVER



UTILITY DISCLAIMER:
 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.

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MISSOURI ST. LOUIS
 COLUMBIA

TENNESSEE NASHVILLE
 CHATTANOOGA
 ATHENS

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DRAWN BY: BBG
 DESIGNED BY: JUV
 CHECKED BY: JUV
 APPROVED BY: JUV
 PROJECT NO: 250147

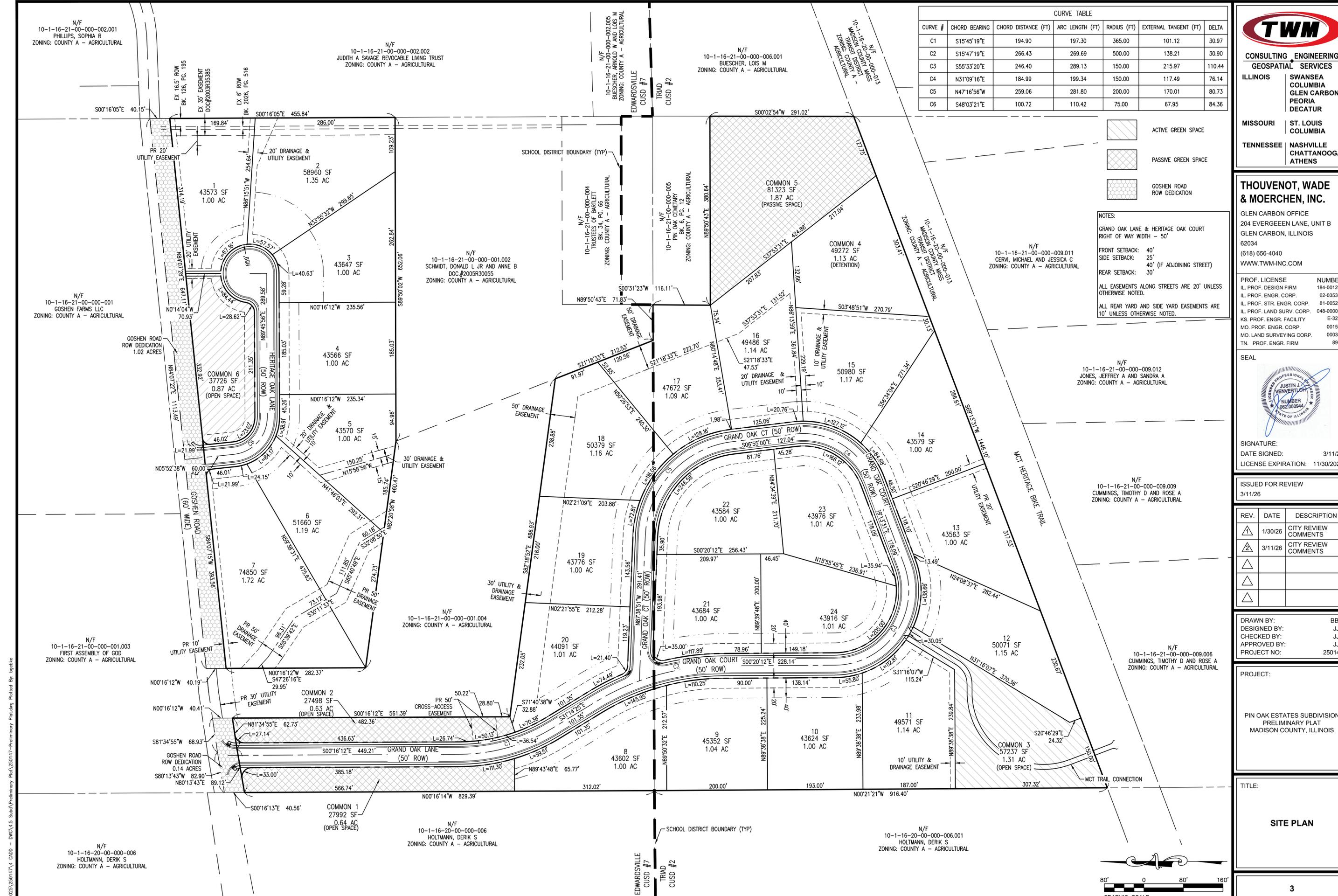
PROJECT:
 PIN OAK ESTATES SUBDIVISION
 PRELIMINARY PLAT
 MADISON COUNTY, ILLINOIS

TITLE:
EXISTING CONDITIONS

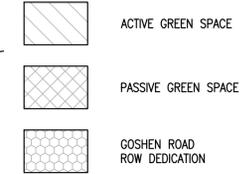
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| CURVE TABLE | | | | | | |
|-------------|---------------|---------------------|-----------------|-------------|-----------------------|--------|
| CURVE # | CHORD BEARING | CHORD DISTANCE (FT) | ARC LENGTH (FT) | RADIUS (FT) | EXTERNAL TANGENT (FT) | DELTA |
| C1 | S15°45'19"E | 194.90 | 197.30 | 365.00 | 101.12 | 30.97 |
| C2 | S15°47'19"E | 266.43 | 269.69 | 500.00 | 138.21 | 30.90 |
| C3 | S55°33'20"E | 246.40 | 289.13 | 150.00 | 215.97 | 110.44 |
| C4 | N31°09'16"E | 184.99 | 199.34 | 150.00 | 117.49 | 76.14 |
| C5 | N47°16'56"W | 259.06 | 281.80 | 200.00 | 170.01 | 80.73 |
| C6 | S48°03'21"E | 100.72 | 110.42 | 75.00 | 67.95 | 84.36 |



NOTES:
 GRAND OAK LANE & HERITAGE OAK COURT
 RIGHT OF WAY WIDTH - 50'
 FRONT SETBACK: 40'
 SIDE SETBACK: 25'
 REAR SETBACK: 40' (IF ADJOINING STREET)
 REAR SETBACK: 30'
 ALL EASEMENTS ALONG STREETS ARE 20' UNLESS OTHERWISE NOTED.
 ALL REAR YARD AND SIDE YARD EASEMENTS ARE 10' UNLESS OTHERWISE NOTED.

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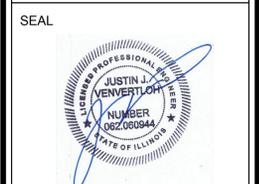
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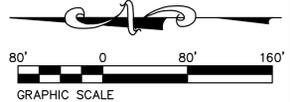
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PROJECT:
 PIN OAK ESTATES SUBDIVISION
 PRELIMINARY PLAT
 MADISON COUNTY, ILLINOIS

TITLE:
SITE PLAN

3



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EARTHWORK (STREETS 1 & 2) (LOTS 8-24):
 CUT: 31,798 CY
 FILL: 32,120 CY

NOTE: EARTHWORK CALCULATIONS PROVIDED ARE RAW EARTHWORK NUMBERS AND DO NOT TAKE INTO ACCOUNT STREET VOLUMES. SEE EARTHWORK SPREADSHEET PROVIDED FOR DETAILED EARTHWORK CALCULATIONS.

EARTHWORK (STREET 3) (LOTS 1-7):
 CUT: 7,875 CY
 FILL: 5,087 CY

NOTE: EARTHWORK CALCULATIONS PROVIDED ARE RAW EARTHWORK NUMBERS AND DO NOT TAKE INTO ACCOUNT STREET VOLUMES. SEE EARTHWORK SPREADSHEET PROVIDED FOR DETAILED EARTHWORK CALCULATIONS.

— FLOW PATHS

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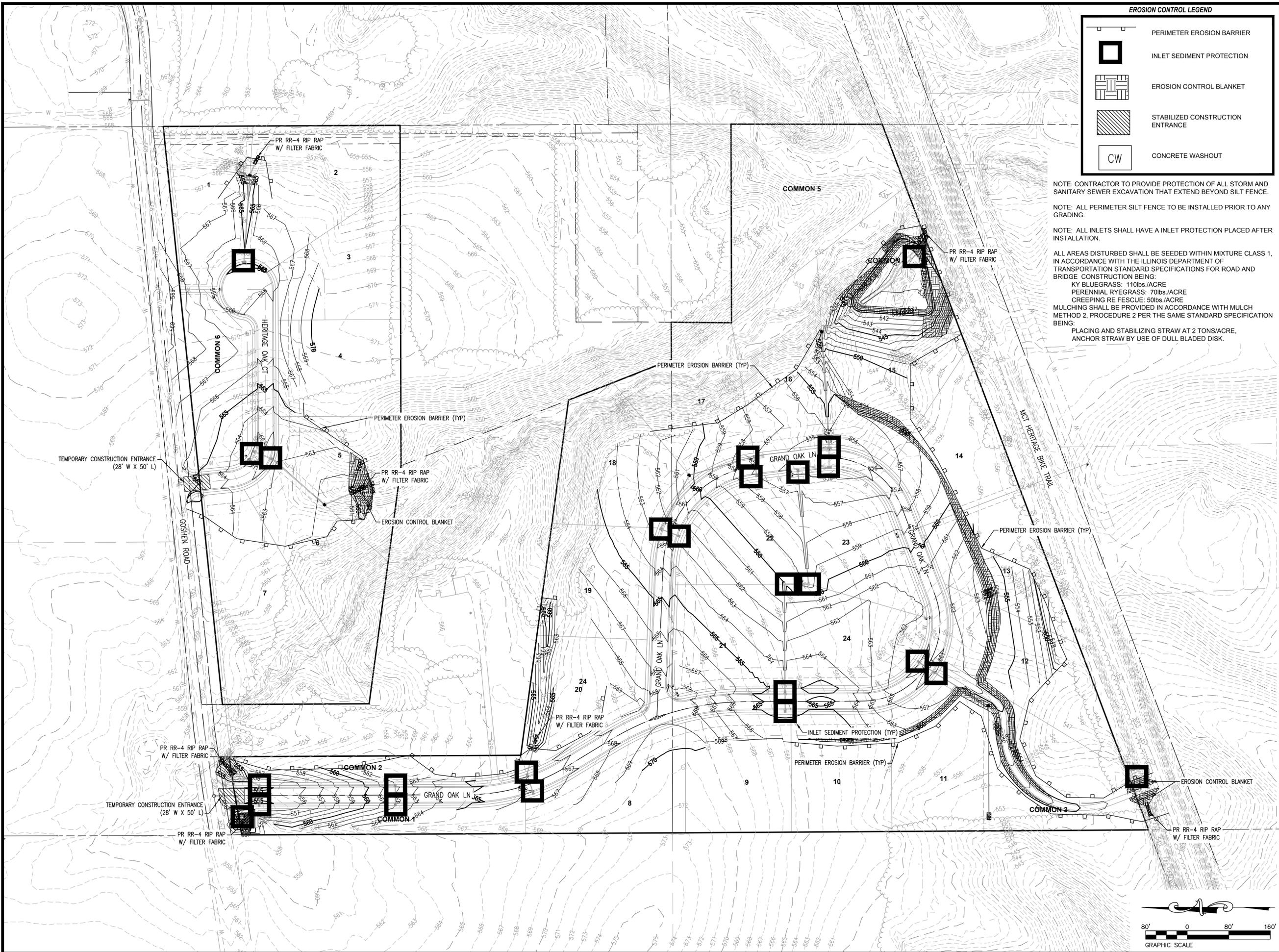
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PROJECT:
 PIN OAK ESTATES SUBDIVISION
 PRELIMINARY PLAT
 MADISON COUNTY, ILLINOIS

TITLE:
GRADING PLAN

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EROSION CONTROL LEGEND

- PERIMETER EROSION BARRIER
- INLET SEDIMENT PROTECTION
- EROSION CONTROL BLANKET
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT

NOTE: CONTRACTOR TO PROVIDE PROTECTION OF ALL STORM AND SANITARY SEWER EXCAVATION THAT EXTEND BEYOND SILT FENCE.

NOTE: ALL PERIMETER SILT FENCE TO BE INSTALLED PRIOR TO ANY GRADING.

NOTE: ALL INLETS SHALL HAVE AN INLET PROTECTION PLACED AFTER INSTALLATION.

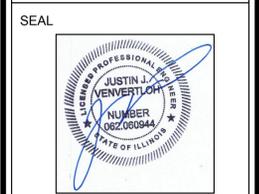
ALL AREAS DISTURBED SHALL BE SEEDED WITH MIXTURE CLASS 1, IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION BEING:
 KY BLUEGRASS: 110lbs./ACRE
 PERENNIAL RYEGRASS: 70lbs./ACRE
 CREEPING RE FESCUE: 50lbs./ACRE
 MULCHING SHALL BE PROVIDED IN ACCORDANCE WITH MULCH METHOD 2, PROCEDURE 2 PER THE SAME STANDARD SPECIFICATION BEING:
 PLACING AND STABILIZING STRAW AT 2 TONS/ACRE,
 ANCHOR STRAW BY USE OF DULL BLADED DISK.

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 GLEN CARBON, ILLINOIS
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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 |
| KS. PROF. ENGR. FACILITY | E-3256 |
| MO. PROF. ENGR. CORP. | 001528 |
| MO. LAND SURVEYING CORP. | 000346 |
| TN. PROF. ENGR. FIRM | 8974 |



SIGNATURE:
 DATE SIGNED: 3/11/26
 LICENSE EXPIRATION: 11/30/2027

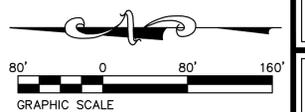
ISSUED FOR REVIEW
 3/11/26

| REV. | DATE | DESCRIPTION |
|------|---------|----------------------|
| △ | 1/30/26 | CITY REVIEW COMMENTS |
| △ | 3/11/26 | CITY REVIEW COMMENTS |
| △ | | |
| △ | | |

DRAWN BY: BBG
 DESIGNED BY: JUV
 CHECKED BY: JUV
 APPROVED BY: JUV
 PROJECT NO: 250147

PROJECT:
 PIN OAK ESTATES SUBDIVISION
 PRELIMINARY PLAT
 MADISON COUNTY, ILLINOIS

TITLE:
EROSION CONTROL PLAN





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| MO. LAND SURVEYING CORP. | 000346 |
| TN. PROF. ENGR. FIRM | 8974 |

SEAL



SIGNATURE:
DATE SIGNED: 3/11/26
LICENSE EXPIRATION: 11/30/2027

ISSUED FOR REVIEW
3/11/26

| REV. | DATE | DESCRIPTION |
|------|---------|----------------------|
| △ | 1/30/26 | CITY REVIEW COMMENTS |
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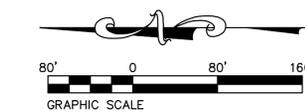
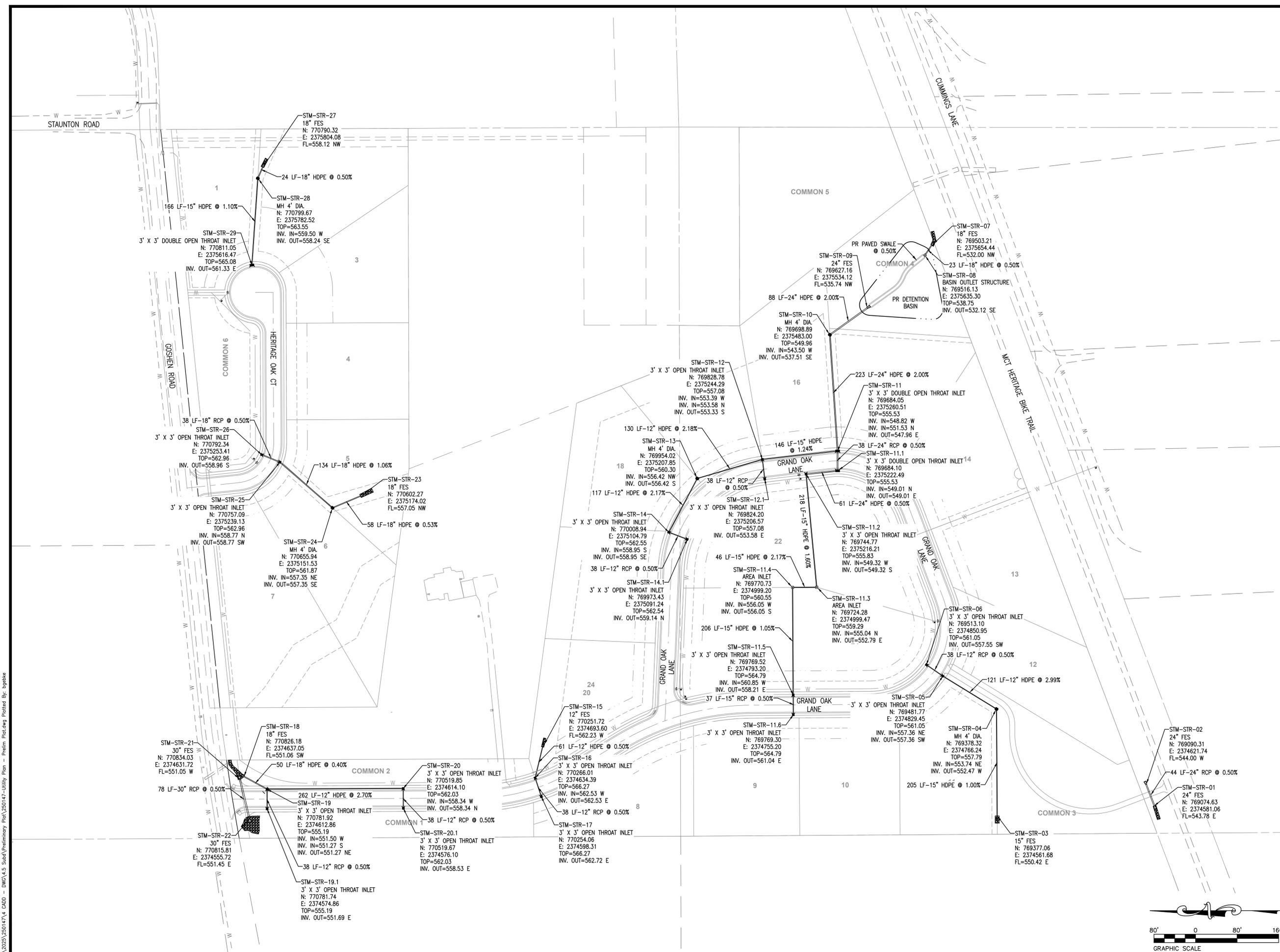
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CHECKED BY: JUV
APPROVED BY: JUV
PROJECT NO: 250147

PROJECT:

PIN OAK ESTATES SUBDIVISION
PRELIMINARY PLAT
MADISON COUNTY, ILLINOIS

TITLE:

STORM SEWER PLAN



P:\2025\250147\4 CAD - DWG\4.5 Stack\Preliminary Plat\250147-Utility Plan - Prelim Plat.dwg Plotted By: jgibbs

NOTES:
 BOND-MADISON WATER COMPANY SHALL
 SERVE THE SITE.
 ALL WATER MAINS SHALL BE 6" PVC SDR21.



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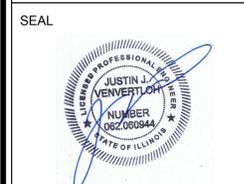
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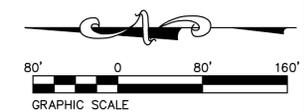
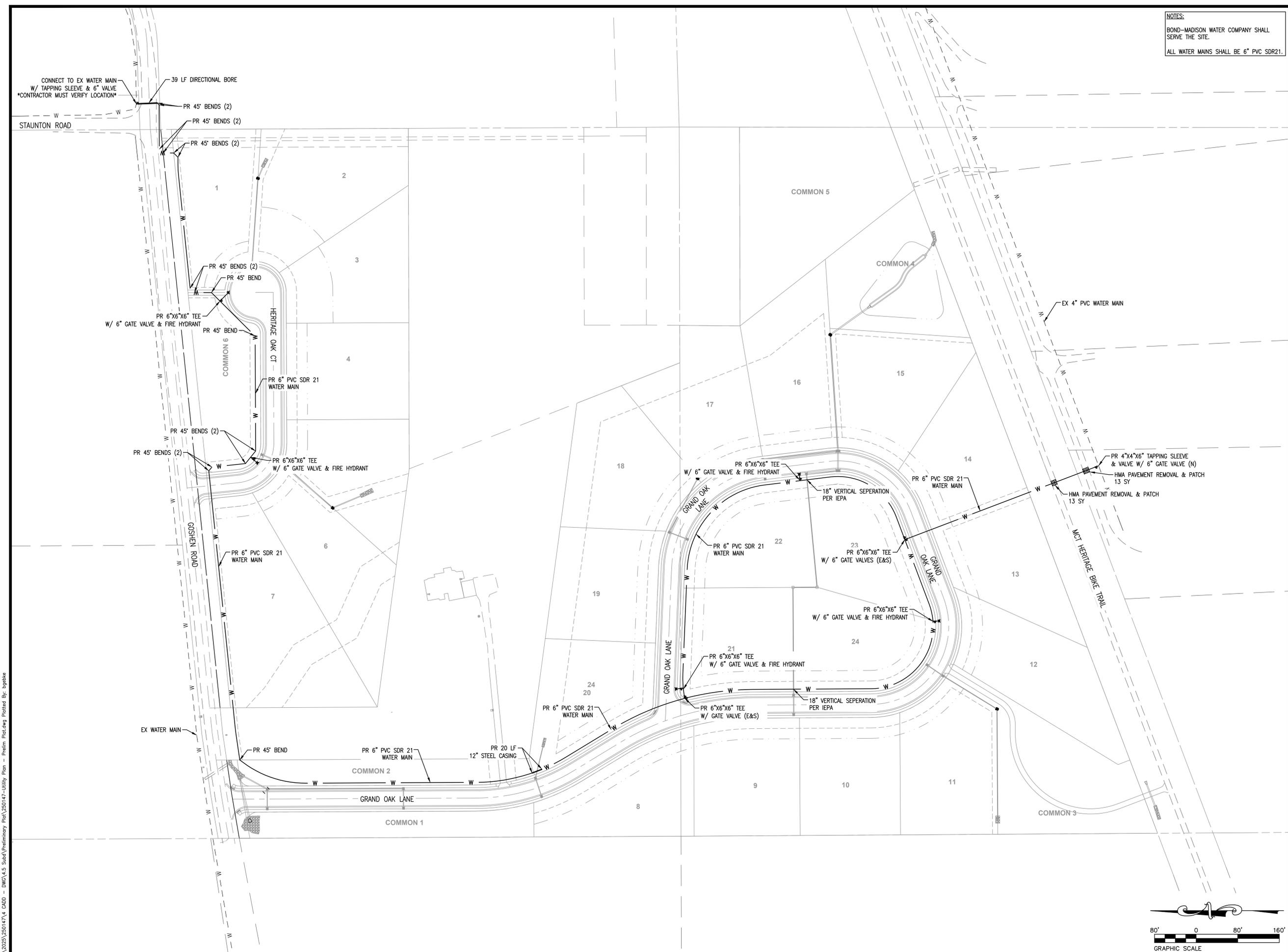
DRAWN BY: BBG
 DESIGNED BY: JJV
 CHECKED BY: JJV
 APPROVED BY: JJV
 PROJECT NO: 250147

PROJECT:

 PIN OAK ESTATES SUBDIVISION
 PRELIMINARY PLAT
 MADISON COUNTY, ILLINOIS

TITLE:

WATER MAIN PLAN



P:\2025\250147\4 CAD - DWG\4.5 Stack\Preliminary Plat\250147-Utility Plan - Prelim Plat.dwg Plotted By: jgibbe



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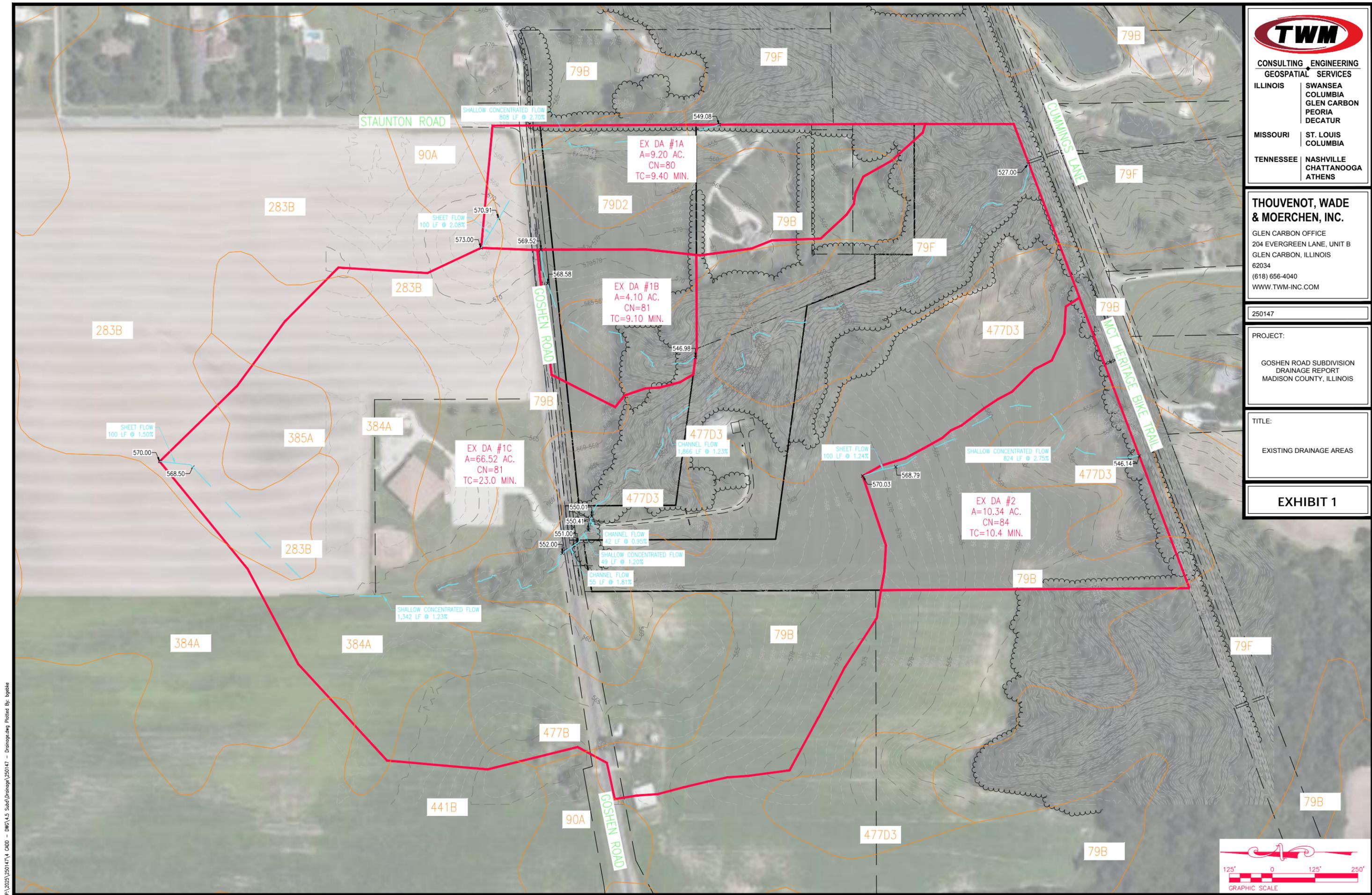
PROJECT:

GOSHEN ROAD SUBDIVISION
DRAINAGE REPORT
MADISON COUNTY, ILLINOIS

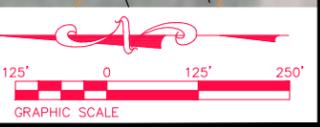
TITLE:

EXISTING DRAINAGE AREAS

EXHIBIT 1



PA\2025\250147\4 CAD - DWG\4.5 Sub\Drainage\250147 - Drainage.dwg Plotted By: bopake





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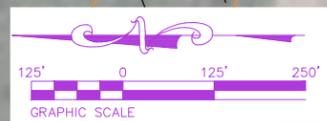
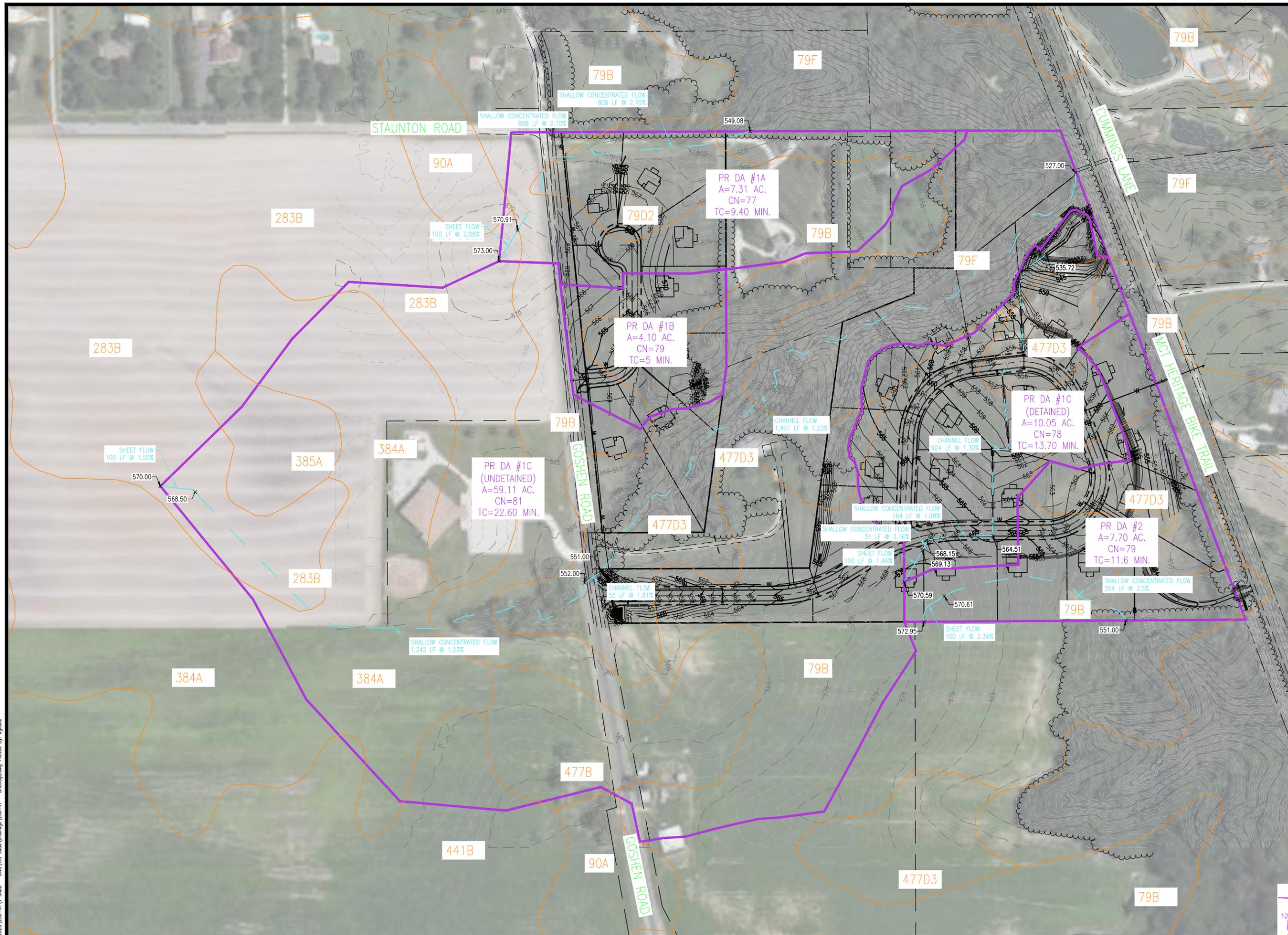
PROJECT:

GOSHEN ROAD SUBDIVISION
DRAINAGE REPORT
MADISON COUNTY, ILLINOIS

TITLE:

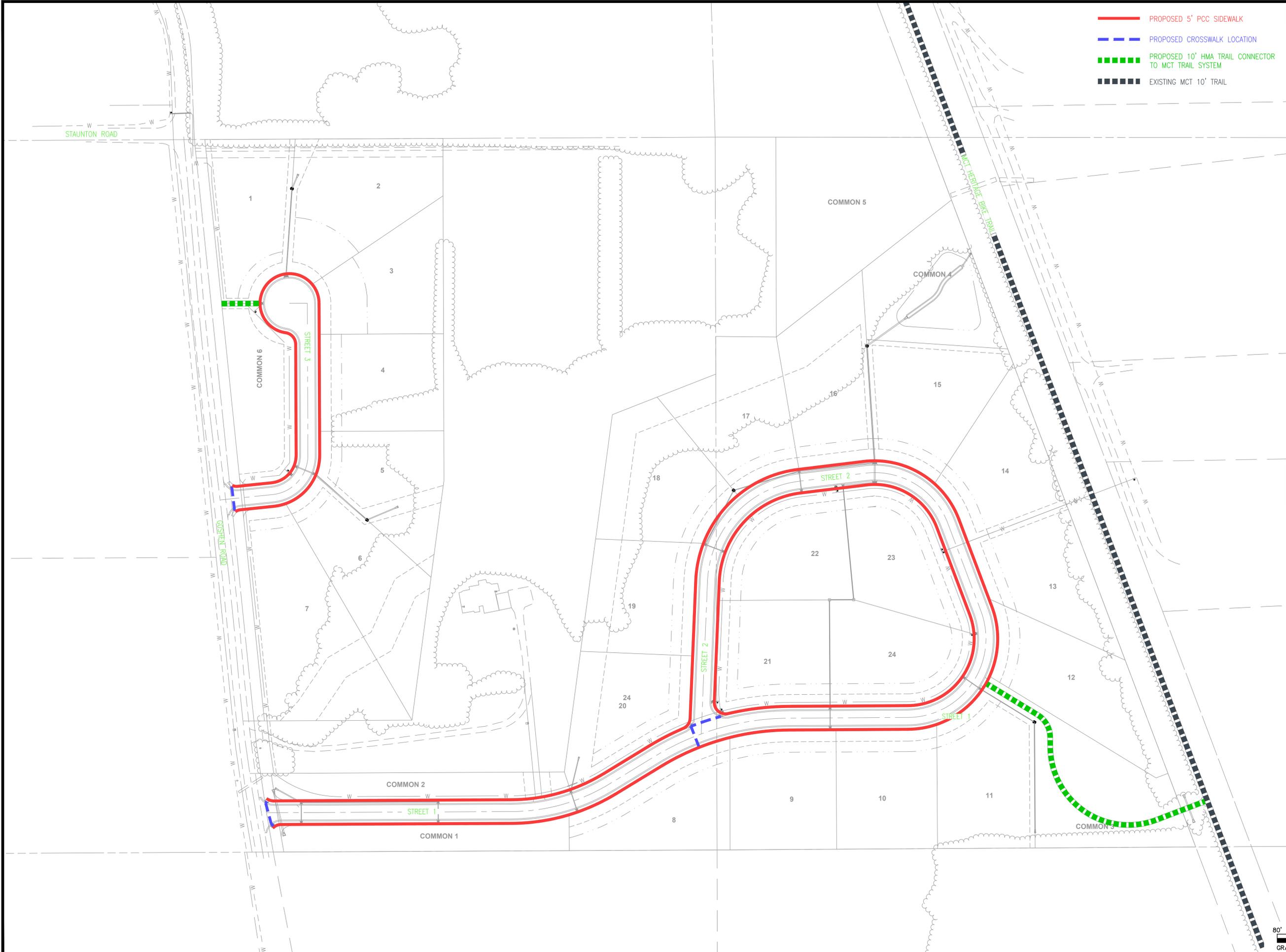
PROPOSED DRAINAGE AREAS

EXHIBIT 2



PA\2023\250147\4 CAD - DWG\4.5 Sub\Drainage\250147 - Drainage.dwg Plotted By: bpbake

P:\2023\250147\1_000 - DWG\4.5 Sub\Exhibit\250147 - Sidewalk Exhibit.dwg Plotted By: jgphke



- PROPOSED 5' PCC SIDEWALK
- - - PROPOSED CROSSWALK LOCATION
- - - - - PROPOSED 10' HMA TRAIL CONNECTOR TO MCT TRAIL SYSTEM
- - - - - EXISTING MCT 10' TRAIL

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| MISSOURI | ST. LOUIS COLUMBIA |
| TENNESSEE | NASHVILLE CHATTANOOGA |

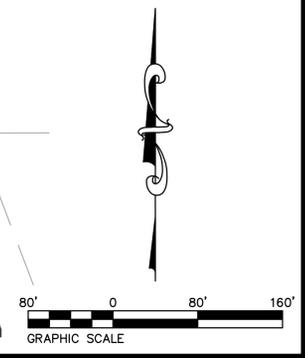
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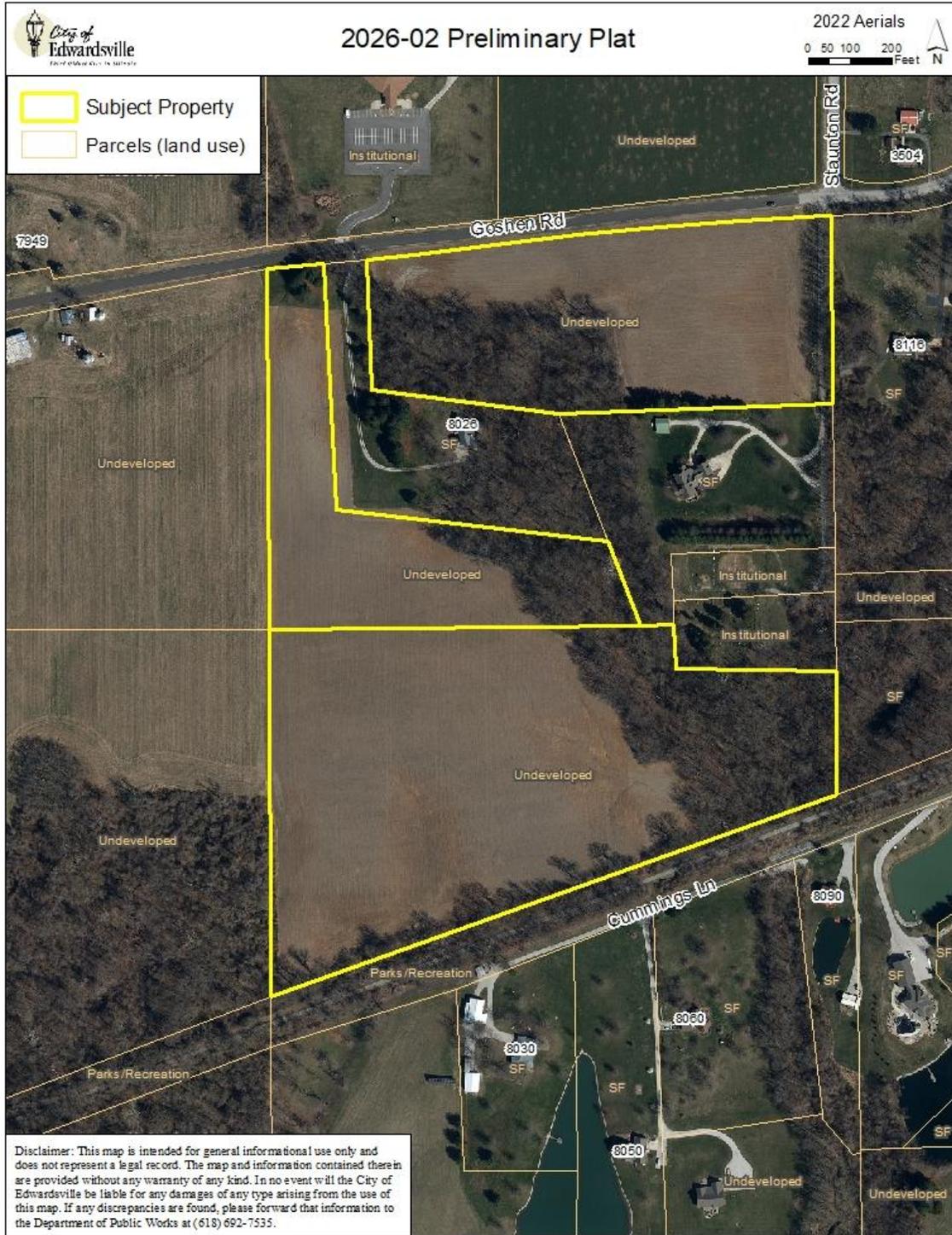
PROJECT:
GOSHEN ROAD SUBDIVISION

TITLE:
SIDEWALK LAYOUT

EXHIBIT 1



STAFF REPORT
Case 2026-02 – Pin Oak Estates Subdivision - Preliminary Plat
PIDs: 10-1-16-21-00-000-009 & 10-1-16-21-00-000-001.001
Plan Commission - March 18, 2026



Development name: Pin Oak Estates Subdivision

Location: The subject property is located off Goshen Road, just east of I-55 and Plummer Family Park.

Owner/Developer: Fischer Crays Goshen, LLC

Zoning: "A" Agricultural in unincorporated Madison County. The developer is requesting from Madison County to rezone this property from "A" Agricultural to "R-1" Single-Family.

Property Size: Approximately 37.51 acres. This preliminary plat is proposing 24 lots all roughly 1 acre in size.

Topography: The subject property is generally flat with a slope leading toward the Madison County Heritage Trail, with a small gully running between the two tracts.

Vegetation: The subject property is mostly undeveloped with vegetation going from the northwest corner to the southeast corner.

Greenspace: The proposed preliminary plat is required to have ten percent total green space with four percent passive green space and six percent active greenspace. The developer is proposing 3.14 acres of passive green space and 2.18 acres of active green space.

Utilities and Services: Water will be provided by Bond Madison. All lots will require a private septic tank. Electric will be provided by Southwestern Electric. Fire Protection will be provided by Troy Fire District.

Access: The eastern and western portions of the subdivision are to be accessed by two separate entrances off Goshen Road. The western entrance leads into one looping court and the eastern entrance leads to one cul-de-sac.

Requested Subdivision Variance: The developer is requesting the following variance.

1. Pavement Structure – the applicant is requesting an alternative pavement of 12" lime modified soil, 8" crushed stone (2-4" lifts) and 4" HMA pavement instead of the required 4" BAM, 2" binder, 1 ½" surface and 4" crushed stone.

I-55 Corridor Plan: The I-55 Corridor Plan has this area designated as "Residential."

2010 Comprehensive Plan: The subject property is designated as "Employment."

Staff Discussion:

Standards of Review for Subdivision Variances: Plan Commission should consider the following items when considering the proposed variance requests.

- (a) The proposed variance is consistent with the general purposes of this Code (see section 1-1); and
- (b) Strict application of the subdivision requirements (see article 5) would result in great practical difficulties or hardship to the applicant, not a mere inconvenience; and
- (c) The proposed variance is the minimum reasonable deviation from the subdivision requirements that will alleviate the difficulties/hardship; and
- (d) The plight of the applicant is due to peculiar circumstances not of his own making; and
- (e) The peculiar circumstances creating the variance request are not applicable to other tracts; and
- (f) The variance, if granted, will not materially frustrate implementation of the municipal comprehensive plan including the official map; and
- (g) The variance will result in a positive benefit to the city, or will prevent environmental damage, loss of tree cover, increased runoff, or increased erosion and sedimentation.

The proposed subdivisions meets most minimum requirements for the Land Development Code, Zoning Code, and I-55 Corridor Plan except for the subdivision variance that they are requesting as well as proposing a cul-de-sac.

The I-55 Corridor Plan states:

Connectivity—Vehicles: The road system developed as part of a subdivision shall provide safe and convenient connections to existing and planned roadways on adjacent properties and in the I-55 District generally. In addition, cul-de-sacs are discouraged and should be considered only when unique topography or existing land conditions (such as wetlands) make connections impractical. (Appendix B- I-55 Corridor Plan Sec. 10(c)).

The I-55 Corridor Plan continues to state that if a cul-de-sac is used, it must have a pedestrian walkway connecting the cul-de-sac to the transportation network. The application has proposed adding a pedestrian walkway to Goshen Road.

Staff is recommending denial of proposed pavement specifications because it does not adhere to the I-55 Corridor Plan requirements (Appendix B – I-55 Corridor Plan Sec. 12 (C)).

Staff is recommending denial of the proposed cul-de-sac as it does not adhere to the I-55 Corridor Plan.

Staff Recommendation:

Staff recommends denial of the proposed subdivision.