LAND USE COMMITTEE
AGENDA

MEETING DATE: Thursday, April 25, 2019

TIME: 7:00 P.M.

PLACE: City Hall Committee Meeting Room

LAND USE CASES:

A. Case 2019-13: Ironworks
   PUD – Site Plan
   Developer: Ironworks Plaza LLC
   Engineer: Thouvenot, Wade and Moerchen, Inc.

INFORMATION:

PLAN COMMISSION MEETING: Monday, May 20, 2019 at 7:00 p.m. in City Hall
Council Chambers, 118 Hillsboro Avenue.
Development name: Ironworks (formerly Theatre View Commons) Planned Unit Development

Location: The subject property is comprised of 5.68 acres originally platted as part of the Theater View Commercial Park. The site is West of Plum Street and North of Center Grove Road. Access will be provided from the existing Theater View Commercial Park via an access easement, as well as through a new ingress/egress point on Plum Street.

Owner/developer: Ironworks Plaza, LLC

Zoning: B-2 Commercial Business District

Property Size: Approximately 5.68 acres

Topography: The subject site is generally flat in character.

Vegetation: The property is developed and any new vegetation will be planted in accordance with the site landscaping plan.
Utilities and Services: The City of Edwardsville provides sanitary sewer, water and fire protection to the subject tract. Electric and natural gas utilities will be provided by Ameren Illinois.

Access: Site will be accessed from a cross access easement from the Theater View Commercial Park as well a new ingress/egress point on Plum Street.

Sidewalks: Sidewalks have been installed on the site and a connection to the MCT Goshen trail was also provided.

2010 Comprehensive Plan: The 2010 Comprehensive Plan shows this tract as “Commercial” district.

Staff Discussion: The PUD Site Plan is consistent with the approved PUD Development Plan for this site. Minor changes have been made to the layout and size of lots 5 and 6 in order to accommodate additional parking (see dashed lines in map on page 1). Further, a note has been added for a blanket cross-parking easement to cover lots 5 and 6.

A fire hydrant is located just outside of the drainage and utility easement running through Lot 5. This easement should be adjusted to include the water line and hydrant prior to Plan Commission approval.

Staff recommendation: Staff recommend approval of the PUD.
APPLICATION FOR APPROVAL
OF
FINAL SUBDIVISION PLAT

Date

Name of Subdivision
Iron Works

Preliminary Plat Approved by City Council on
(Date)

Location:
Section
23
Township
4N
Range
8W

Area of entire tract
5.60 A

Number of proposed lots
3

Current Zoning
PD-82
Proposed Zoning
PD-152

Name of Developer
Iron Works Plaza LLC

Attn:
Eric Gamma

Address
22 Gateway Commerce Center
De West Suite 110
Edwardsville, IL 62025
Phone (618) 631-3300

Property interest of Developer/Applicant

( ) Owner
( ) Contract Purchaser
( ) Other

Engineering Firm
Thomson, Wade and Montgomery, Inc

Attn:
Justin Vandevelde

Address
600 Country Club View Suite 1

Edwardsville, IL 62025
Phone (618) 656-4040

BOND/LETTER OF CREDIT INFORMATION

Name of Bank

Attn:

Address

Phone

I do hereby affirm that I am complying with the subdivision regulations of the City of Edwardsville, as indicated by the attached check list.

Signature of Developer

Signature of Engineer
<table>
<thead>
<tr>
<th>REQUIREMENT</th>
<th>SECTION</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thirty (30) Prints of Subdivision Final Plat</td>
<td>3-4.1</td>
<td></td>
<td></td>
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<tr>
<td>Prints 24 x 36 scale not greater than 50 feet = 1 inch</td>
<td>3-4.2</td>
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<tr>
<td>North arrow, graphic scale, date and area location map</td>
<td>3-4.2 (a)</td>
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<tr>
<td>Name of subdivider, subdivision, identification of the portion of Public Lands Survey in which the subdivision is located.</td>
<td>3-4.2 (b)</td>
<td></td>
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<tr>
<td>Accurate metes and bounds or other adequate legal description of the tract, and the included area of the subdivision to the nearest 1/100th of an acre</td>
<td>3-4.2 (c)</td>
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<tr>
<td>Accurate 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 then thousand (10,000) feet; or not more than 0.5 foot whichever is less</td>
<td>3-4.2 (d)</td>
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<tr>
<td>All dimensions shall be shown in feet and decimals of a foot or meters and centimeters</td>
<td>3-4.2 (e)</td>
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<tr>
<td>Reference to recorded plats of adjoining platted land by record name, plat book, and page number</td>
<td>3-4.2 (f)</td>
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<td>Accurate locations of all existing streets intersecting the boundaries of the subdivision</td>
<td>3-4.2 (g)</td>
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<tr>
<td>Right-of-way lines of all streets, other rights-of-way, easements, and lot lines with accurate dimensions, angles, or bearings and curve data, including radii, arcs or chords, points of tangency, and central angles</td>
<td>3-4.2 (h)</td>
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<tr>
<td>Name and right-of-way width of every proposed street.</td>
<td>3-4.2 (i)</td>
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<td>Purpose of any existing or proposed easement(s) and dimensions thereof</td>
<td>3-4.2 (j)</td>
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<tr>
<td>Number of each lot, lot dimensions, and (may be a separate list) lot areas</td>
<td>3-4.2 (k)</td>
<td></td>
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<tr>
<td>Purpose(s) for which sites, other than private lots, are reserved</td>
<td>3-4.2 (l)</td>
<td></td>
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<tr>
<td>Building or setback lines with accurate dimensions sufficient to determine their locations</td>
<td>3-4.2 (m)</td>
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<tr>
<td>Restrictions of all types which will run with the land, and become covenants in the deeds of lots</td>
<td>3-4.2 (n)</td>
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<td>Certification of dedication of all public areas</td>
<td>3-4.2 (o)</td>
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<td>Accurate distances and directions to the nearest established NGS, FEMA, or published benchmark based on NGS datum; reference corners shall be accurately described on the Final Plat</td>
<td>3-4.2 (p)</td>
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<tr>
<td>REQUIREMENT</td>
<td>SECTION</td>
<td>YES</td>
<td>NO</td>
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<td>-----------------------------------------------------------------------------</td>
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<td>Reference to known and permanent monuments from which future surveys may be</td>
<td>3-4.2 (q)</td>
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<td>made; and the surveyor must, at the time of making his survey, establish</td>
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<td>permanent monuments (set in such a manner that they will not be moved by</td>
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<td>frost) which make the external boundaries of the tract to be divided or</td>
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<td>subdivided and must designate upon the plat the locations where they may be</td>
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<td>found</td>
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<td>Location, type, material and size of all monuments and lot markers to be</td>
<td>3-4.2 (r)</td>
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<td>set prior to recording</td>
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<td>A set of signed “as-built” public improvement plans, acceptable to the</td>
<td>3-4.2 (s)</td>
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<td>Public Works Department</td>
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<td>Signature attesting to the Final Plat by the owner, developer, land</td>
<td>3-4.2 (t)</td>
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<td>surveyor and district engineer (if required by statute)</td>
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<td>Applicable 100-year flood elevations as determined by FEMA, or as</td>
<td>3-4.2(u)</td>
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<td>determined by highest applicable downstream culvert or roadway overflow</td>
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<td>elevation, and lowest basement foundation opening or top of pool wall</td>
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<td>elevation for all lots subject to flooding from storm water drainage ways,</td>
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<td>whether natural or man-made.</td>
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<td>Locations, dimensions and areas of all parcels to be reserved or used for</td>
<td>3-4.2(v)</td>
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<td>Green Space and its intended use.</td>
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</table>

The street address(es) of each parcel (as approved by Madison County 911 Coordinator) to be provided prior to recording Subdivision Final Plat.
April 17, 2019

Emily Fultz
City of Edwardsville
200 E. Park Street
Edwardsville, Illinois 62025

RE: Ironworks PUD Site Plan Review Reply

Emily,

TWM is in receipt of the review reply letter dated April 10, 2019 and offer the following responses to the review comments:

1. A reference has been included on the Title Page. It now has reference to Theatre View Commons.
2. The Key Map has been updated.
3. Two-Year Maintenance Bond is being processes and will be submitted when complete.
4. Lot 5 and Lo 6 have changed in size. This was done to be able to add additional parking in the future to Lot 5.
5. The 1 square foot difference in the size of Lot 4 is due to rounding. Nothing has changed with this lot.
6. A note has been added that a blanket cross-parking easement shall cover Lot 5 and Lot 6.
7. Building setback lines exist where the building setback line is greater than the easement. Several callouts have been added to clarify the easement line also acts as the building setback line.
8. Note has been added to the plat in regards to the NGS datum.
9. As-builts for the sanitary and water are being completed and will be submitted prior to recording of the Final Plat.
10. A stormwater maintenance agreement is being prepared by the developer and will be submitted for approval prior to Final Plat approval.
11. The extra linework has bee removed from Outlot 1.
12. Information on Sheet 2 has been combined on other sheets. Grading and Utility Sheet has been removed. Existing Conditions Sheet has been removed.
13. $250.00 application fee is enclosed.

Respectfully,

Thouvenot, Wade & Moerchen, Inc.

Justin Vernettoh
Project Manager

CC: Centegra
Encl: Final Development Plan - 30