



**Meeting Date:** May 19, 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  
Kent Scheffel  
David Gerber  
Andrea Miracle

Tim Harr  
Tom Butts  
Bryson Baker

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## I. PUBLIC COMMENT

## II. APPROVAL OF MINUTES

A. February 22, 2022 meeting

## III. LAND USE CASES

A. Case 2022-14      One57 PUD  
PUD Site Plan/Final Plat  
Developer: One57 Partners, LLC  
Engineer: CMT

## IV. 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.*

**LAND USE COMMITTEE**  
**EDWARDSVILLE PLAN COMMISSION**  
*February 22, 2022*  
**6:30 PM**

Approved: \_\_\_\_\_

Date: \_\_\_\_\_

|                          | <b><u>PRESENT</u></b>            | <b><u>ABSENT</u></b>       |
|--------------------------|----------------------------------|----------------------------|
| Cari Wencewicz, Chairman | Elizabeth Grant, Ward 7 Alderman | Tim Harr                   |
| Kent Scheffel            | Justin Venvertloh                | Beth Schlueter, Vice Chair |
| David Gerber             | Chris Byron                      |                            |
| Andrea Miracle           | Roman Ferdinand                  |                            |
| Mike Boline, PC Chairman |                                  |                            |
| Emily Calderon, Staff    |                                  |                            |
| Breana Buncher, Staff    |                                  |                            |
| Tammy Kehrer, Staff      |                                  |                            |

**I. PUBLIC COMMENT - None**

**II. APPROVAL OF MINUTES**

A. Land Use Minutes of January 20, 2022

MOTION: Mr. Scheffel. Approval of the minutes of January 20, 2022 are so moved.

SECONDED: Mr. Gerber.

ROLL CALL: 3 Ayes, 0 Nays, 1 Abstain (Wencewicz)

**III. LAND USE CASES**

- A. Case 2022-01 Dorset Plaza LLC  
PUD Development Plan  
Developer: Chris Byron (Dorset Court Plaza LLC)  
Engineer: TWM

The property is zoned R-2 Multiple Family Residential District and is approximately 1.24 acres. The 2010 Comprehensive Plan identifies it as Neighborhood. This development is 3 parcels at the end of Dorset Court.

The proposal is for 28 upscale apartments located within one three-story structure with walkout apartments on the lower level. It will be a mix of one to two bedroom units. There are 58 parking spaces being proposed.

The setbacks for the development will be 35 feet on the front, 12 feet and 15 feet on the sides, and

25 feet on the rear.

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

The greenspace proposed is .15 acres active and .09 acres passive. There will be internal sidewalks and a connection via the shared use path for the MCT trail.

The design guidelines satisfy building materials for R-2 building design guidelines.

The proposed density is 28 dwelling units (22.58 dwelling units/acre) and what is permitted is 13 dwelling units (10.89 dwelling units/acre).

The following code inconsistencies were discussed:

- **25' minimum rear setback (1242.02.3 (C)(3))**  
The developer is requesting a variance to allow the rear yard setback 25 feet rather than the required 40 feet. The rear yard setback should not be less than 30 feet in depth and for buildings exceeding 25 feet in height the minimum rear yard shall be increased by one foot for each two feet.
- **Parking lot in front yard (1250.13 (J) (1))**  
The Zoning Ordinance requires that parking lots in residential districts for residential uses be located in the side or rear yards.
- **Twenty-eight (28) units instead of the permitted thirteen (13) units (1242.02.3 (3) (A))**  
The "R-2" Multiple-Family Residential District allows one dwelling unit for every 4,000 square feet of lot area. The developer is proposing 1,923 square feet per dwelling unit.

Justin Venvertloh stated there would be very minor tree removal. They would be removing some in the Northwest corner of the property to accommodate the detention basin and a few behind the building.

The following staff comments/concerns were addressed:

- Active and Passive Greenspace are switched on the site plan.
- Provide square footage for all apartments.
- Revise the lot size of the development to be consistent within all documents.
- Provide details of the detention basin within the narrative.
- Update Landscape Plan to reflect the following requirements:
  - Section 12.50.13 (1) (B) (5) requires 10 square feet of landscaped area for every 350 square feet of parking lot area. Since there is 18,307 square feet of paved parking area, there will need to be approximately 520 square feet of landscaped area.
  - Minimum of 2 trees for every 100 linear feet of parking lot

Justin Venvertloh stated the one bedroom apartments will be 803 square feet and the two bedroom apartments will be 1,124 square feet. There will be 14 one bedroom and 14 two

bedroom.

The landscape plan was discussed in detail.

The developer does not have any concern with people parking there to use the bike trail.

**Staff Recommendation:**

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

Public comment was taken. There were letters read into record concerning opposition to this.

Roman Ferdinand, resident of Dorset Court, was present to speak of his opposition to this. He spoke of lot/yard coverage, density, and variances as concerns.

Breana Buncher addressed his concern of lot/yard coverage by stating that parking lots and detention ponds are not included in the requirement.

Justin Venvertloh stated they could switch to a flat roof and reduce the variance ask but he doesn't feel that it would look as good or match the other buildings on the street. With regard to the site, he said 30-40% would be unpaved.

The developer stated there is a need for one and two bedroom apartments as opposed to three and four bedroom units.

Emily Calderon said the housing study will look at housing stock and, as it progresses, do a density analysis.

MOTION: Approve with staff recommendations and add landscape screening to shield car lights (Scheffel), Seconded (Miracle).

ROLL CALL: 4 Ayes, 0 Nays, 0 Abstain.

**IV. ADJOURNMENT** - Motion to adjourn by Mr. Scheffel.

Case No. \_\_\_\_\_



## PLANNED UNIT DEVELOPMENT SITE PLAN & FINAL PLAT APPLICATION

Name of Development **ONE57 P.U.D.** Date **April 4, 2022**

Location:

Section **15** Area of entire tract **2.48 Ac+/-**  
 Township **4 North** Number of proposed building envelopes **1 Building**  
 Range **8 West** Current Zoning **B2** Proposed Zoning **B2**

Name of Developer **ONE57 Partners, LLC.** Engineering Firm **Crawford, Murphy & Tilly, Inc.**  
 Attn: **Matthew J. Pfund** Attn: **Dennis Denby**  
 Address **3925 Blackburn Road** Address **314 Wolf St**  
**Edwardsville IL 62065** **Edwardsville IL 62065**  
 Phone **(618) 692-9502** Phone **[REDACTED]**

Property interest of Applicant:  Owner ( ) Contract Purchaser ( ) Other \_\_\_\_\_

**Submitted 7 Full Size  
Copies per Emily's  
request on 4/4/2022**

| REQUIREMENT   | Section   | Included | Deficient | N/A        |
|---|-----------|----------|-----------|------------|
| Thirty (30) Prints of PUD Site Plan & Final Plat.   | 3-4.1     |          |           | ● <b>X</b> |
| Prints 24 x 36 scale not greater than 50 feet = 1 inch.   | 3-4.2     | <b>X</b> |           |            |
| North arrow, graphic scale, date and area location map.   | 3-4.2 (a) | <b>X</b> |           |            |
| Name of subdivider, subdivision, identification of the portion of Public Lands Survey in which the subdivision is located.  | 3-4.2 (b) | <b>X</b> |           |            |
| Accurate metes and bounds or other adequate legal description of the tract, and the included area of the subdivision to the nearest 1/100 <sup>th</sup> of an acre.   | 3-4.2 (c) | <b>X</b> |           |            |
| 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. | 3-4.2 (d) | <b>X</b> |           |            |
| All dimensions shall be shown in feet and decimals of a foot or meters and centimeters.   | 3-4.2 (e) | <b>X</b> |           |            |
| Reference to recorded plats of adjoining platted land by record name, plat book, and page number  | 3-4.2 (f) | <b>X</b> |           |            |
| Accurate locations of all existing streets intersecting the boundaries of the subdivision.  | 3-4.2 (g) | <b>X</b> |           |            |
| 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                                      | 3-4.2 (h) | <b>X</b> |           |            |
| Name and right-of-way width of every proposed street.   | 3-4.2 (i) |          |           | <b>X</b>   |
| Purpose of any existing or proposed easement(s) and dimensions thereof.   | 3-4.2 (j) |          |           | <b>X</b>   |
| Number of each lot, lot dimensions, and (may be a separate list) lot areas.   | 3-4.2 (k) |          |           | <b>X</b>   |
| Purpose(s) for which sites, other than private lots, are reserved.  | 3-4.2 (l) |          |           | <b>X</b>   |

| REQUIREMENT  | Section   | Included                                     | Deficient | N/A      |
|--|-----------|--|-----------|----------|
| Building or setback lines with accurate dimensions sufficient to determine their locations.  | 3-4.2 (m) | <b>X</b>                                     |           |          |
| Restrictions of all types which will run with the land, and become covenants in the deeds of lots  | 3-4.2 (n) |  |           | <b>X</b> |
| Certification of dedication of all public areas.   | 3-4.2 (o) | <b>X</b>                                     |           |          |
| 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.  | 3-4.2 (p) | <b>X</b>                                     |           |          |
| Reference to known and permanent monuments from which future surveys may be made; and the surveyor must, at the time of making his survey, establish permanent monuments (set in such a manner that they will not be moved by frost) which make the external boundaries of the tract to be divided or subdivided and must designate upon the plat the locations where they may be found. | 3-4.2 (q) | <b>X</b>                                     |           |          |
| Location, type, material and size of all monuments and lot markers to be set prior to recording.   | 3-4.2 (r) | <b>X</b>                                     |           |          |
| A set of signed "as-built" public improvement plans, acceptable to the Public Works Department.*   | 3-4.2 (s) |  |           | <b>X</b> |
| Signature attesting to the Final Plat by the owner, developer, land surveyor and district engineer (if required by statute).   | 3-4.2 (t) | <b>Wait for Planning Commission Approval</b> |           | <b>X</b> |
| Applicable 100-year flood elevations as determined by FEMA, or as determined by highest applicable downstream culvert or roadway overflow elevation, and lowest basement foundation opening or top of pool wall elevation for all lots subject to flooding from storm water drainage ways, whether natural or man-made.  | 3-4.2(u)  | <b>X</b>                                     |           |          |
| Locations, dimensions and areas of all parcels to be reserved or used for Green Space and its intended use. State if a contribution to the Park Improvement Fund is provided in lieu of Active Green Space.  | 3-4.2(v)  | <b>X</b>                                     |           |          |

\*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.

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

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.

4.12.2022

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Engineer

\_\_\_\_\_  
Signature of Developer

\_\_\_\_\_  
Date

# FINAL PLAT & FINAL P.U.D. SITE PLAN

**ONE57 P. U. D.**  
 PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF EDWARDSVILLE, MADISON COUNTY, ILLINOIS

**OWNER'S CERTIFICATE**

We, ONE57 Partners, LLC., the Owners of part of the Northeast Quarter of Section 15, Township 4 North, Range 8 West of the Third Principal Meridian, City of Edwardsville, Madison County, Illinois, described as follows:

BEGINNING at the northwest corner of Lot 2 of Kenwood Glen Subdivision as shown in Plat Cabinet 54 on Page 97 of Madison County Records, also being the east line of a tract of land as described in Book 3115 on Page 1222 of said Madison County Records; thence North 01 degree 20 minutes 53 seconds West, along said east line, 381.61 feet to the southerly right of way of Illinois Route 157; thence North 83 degrees 25 minutes 08 seconds East, along said right of way, 251.22 feet to the westerly line of Miracle Place Subdivision as shown in Plat Cabinet 49 on Page 200 of said Madison County Records; thence South 07 degrees 43 minutes 17 seconds East, along said westerly line, 410.87 feet to the northerly line of said Kenwood Glen Subdivision; thence South 89 degrees 23 minutes 21 seconds West, along said northerly line, 295.80 feet to the POINT OF BEGINNING, containing 108,050 square feet or 2.48 acres, more or less,

have caused the said tract to be surveyed and subdivided in the manner shown, and said subdivision is to be hereinafter known as ONE 57 P.U.D., except as noted. All rights-of-way and easements shown hereon are hereby dedicated to the use of the public forever including the release and waiver of the right of homestead under the Homestead Exemption laws of the State of Illinois. Dated this \_\_\_\_ day of \_\_\_\_\_, 2022.

To the best of our knowledge, the above described tract lies within the Edwardsville Community District #7 School District.

\_\_\_\_\_  
 Matthew J. Pfund, Manager

\_\_\_\_\_  
 Beth Gori, Manager

**NOTARY CERTIFICATE**

STATE OF ILLINOIS }  
 COUNTY OF MADISON ) SS

I, \_\_\_\_\_, a Notary Public in and for the County aforesaid, do hereby certify that Matthew J. Pfund and Beth Gori are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and that they appeared before me this day in person and acknowledged that they signed and sealed the same as their free and voluntary act for the uses and purposes therein set forth, including the release of waiver of the right of homestead. Given under my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 2022.

**NOTARY PUBLIC**

**COUNTY CLERK'S CERTIFICATE**

I, \_\_\_\_\_, County Clerk of Madison County, Illinois, do hereby certify that I find no unpaid or forfeited taxes against any of the real estate included within this plat.

\_\_\_\_\_  
 County Clerk Date

**PLAN COMMISSION CHAIR CERTIFICATE**

I, \_\_\_\_\_, Chair of the Plan Commission of the City of Edwardsville, do hereby certify that the plat shown herein was duly presented to the Plan Commission and approved at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Plan Commission Chair Date

**SURVEYOR'S CERTIFICATE**

I, Michael E. Mizeur an Illinois Registered Land Surveyor, do hereby certify that this plat is a correct representation of a survey made under my direct supervision at the request of ONE 57 PARTNERS, LLC. for the purpose of subdividing the tract into lots as shown. The subject tract is within 1½ miles of a municipality having a comprehensive plan and exercising its powers outside its corporate limits per statutes.

At the request of the owners, I further certify that the property herein described is not within a special flood hazard area as identified by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Panel No 170441 0001 C dated January 18, 1984.

\_\_\_\_\_  
 Michael E. Mizeur, P.L.S. #035-3638

My license expires: 11-30-2022



License No. OFFICE NUMBER

CONSULTANTS



LOCATION MAP

**SURVEYOR/ENGINEER:**  
 CRAWFORD, MURPHY, & TILLY  
 314 WOLF STREET  
 EDWARDSVILLE, IL 62025  
**ENGINEER:** DENNIS DENBY  
**SURVEYOR:** MIKE MIZEUR  
 PHONE: 217-787-8050

**DEVELOPER:**  
 505 DEVELOPMENT GROUP  
 PO BOX 67  
 EDWARDSVILLE, IL 62025  
 CONTACT: MATTHEW PFUND  
 PHONE: 618-520-9541

**GREEN SPACE LEGEND**

|  |                            |
|--|----------------------------|
|  | PASSIVE GREEN SPACE        |
|  | ONSITE ACTIVE GREEN SPACE  |
|  | OFFSITE ACTIVE GREEN SPACE |

**GREEN SPACE SUMMARY**

|         | REQUIRED   | PROVIDED  |
|---------|------------|-----------|
| PASSIVE | 0.10 AC    | 0.55 AC   |
| ACTIVE  | 9,463.1 SF | 8,680 SF* |

\*COMBINED 1,650 SF OF ONSITE AND 7,030 SF OF OFFSITE ACTIVE GREEN SPACE. DEVELOPER WILL BUY OUT OF REMAINING 783.1 SF OF ACTIVE GREEN SPACE FOR \$737.09 (\$41,000 PER ACRE).

**DRAINAGE CERTIFICATE**

We, the undersigned, do hereby certify that, to the best of our knowledge, based on investigation and accepted principles, no residences or structures are, or will be, located within the one hundred year (100-Year) flood elevation as defined or identified by FEMA Community Panel # 170441 0001C, Dated January 18, 1984

\_\_\_\_\_  
 Owner Date  
 \_\_\_\_\_  
 Owner Date  
 Licensed, but Uninsured, Professional Engineer Registration Number Expiration Date

**ILLINOIS DEPARTMENT OF TRANSPORTATION**

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Illinois Revised Statutes (765 ILCS 205/2). A plan that meets the requirements contained in the department's "Policy on Permits for Access Driveways to State Highways" will be required by the department for any future changes to access.

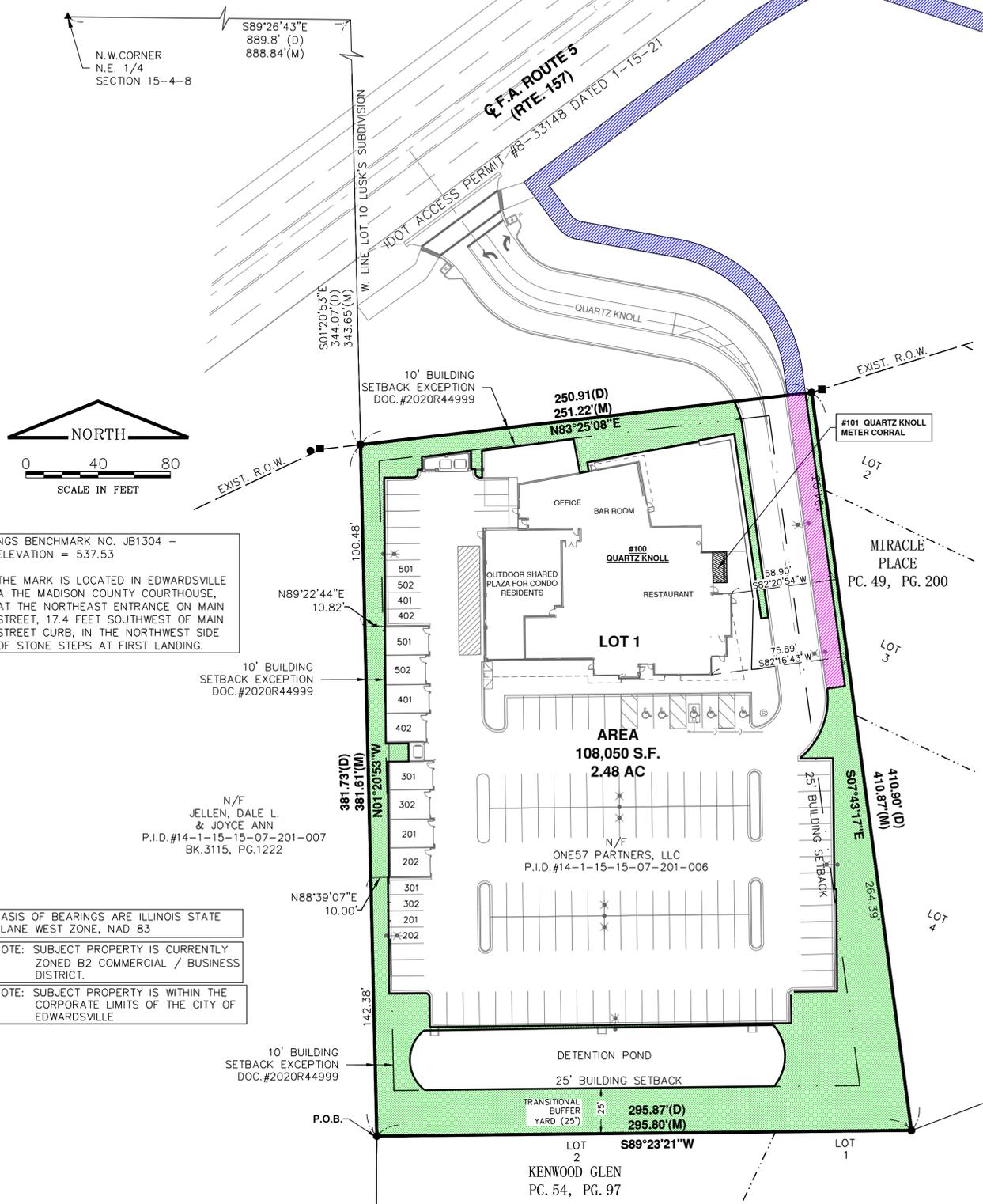
\_\_\_\_\_  
 Region Five Engineer Date  
 9-1-1 CERTIFICATION

I, \_\_\_\_\_, Madison County 9-1-1 Coordinator do hereby certify that the street/road/highway names and numbering system on the attached plat have been reviewed and approved for use.

\_\_\_\_\_  
 9-1-1 Coordinator Date

**LEGEND**

- U.E. DENOTES UTILITY EASEMENT
- (D&M) DENOTES DEED AND MEASURED
- (P&M) DENOTES PLAT AND MEASURED
- E.S.I.C. DENOTES EDWARDSVILLE SOUTHERN ILLINOIS COMMANAGE
- ▲ DENOTES STONE FOUND
- DENOTES IRON PIN FOUND
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES IRON PIN SET
- DENOTES EXIST. R.O.W.
- DENOTES LOT LINE
- DENOTES EASEMENT
- DENOTES SECTION LINE
- DENOTES CENTERLINE
- DENOTES METER CORRAL



NGS BENCHMARK NO. JB1304 - ELEVATION = 537.53  
 THE MARK IS LOCATED IN EDWARDSVILLE A THE MADISON COUNTY COURTHOUSE, AT THE NORTHEAST ENTRANCE ON MAIN STREET, 17.4 FEET SOUTHWEST OF MAIN STREET CURB, IN THE NORTHWEST SIDE OF STONE STEPS AT FIRST LANDING.

N/F JELLEN, DALE L. & JOYCE ANN  
 P.I.D.#14-1-15-15-07-201-007  
 BK.3115, PG.1222

BASIS OF BEARINGS ARE ILLINOIS STATE PLANE WEST ZONE, NAD 83

NOTE: SUBJECT PROPERTY IS CURRENTLY ZONED B2 COMMERCIAL / BUSINESS DISTRICT.

NOTE: SUBJECT PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF EDWARDSVILLE

Path: M:\Pfund\Conset\21001526.00\_One57\Condo\DataCollection\Survey\21001526.00\_PUD.dwg  
 Date: Monday, May 9, 2022 8:06:35 AM

| MARK                          | DATE                                | DESCRIPTION |
|-------------------------------|-------------------------------------|-------------|
| PROJECT NO:                   | 21001526.00                         |             |
| CAD DWG FILE:                 | 21001526.00_PUD.dwg                 |             |
| DESIGNED BY:                  | DDD                                 |             |
| DRAWN BY:                     | JRS                                 |             |
| CHECKED BY:                   | MEM                                 |             |
| APPROVED BY:                  | MEM                                 |             |
| COPYRIGHT:                    | CRAWFORD, MURPHY & TILLY, INC. 2021 |             |
| SHEET TITLE                   |                                     |             |
| FINAL PLAT & P.U.D. SITE PLAN |                                     |             |
| MAY, 2022                     |                                     |             |
| CC #3303                      |                                     |             |
| SHEET                         | 1                                   | OF 1        |

**Administrator's Report – Case 2022-14**  
**ONE57 PUD Development Plan- Site Plan & Final Plat**  
**Land Use Committee – Thursday, May 19, 2022**



Owner/Developer: ONE57 Partners, LLC

Location: 32 S. State Route 157

Zoning: "B-2" Commercial / Business District

Property Size: Approximately 2.48 Acres

Topography: While the site itself is mostly flat, there is a significant grade change along the south, east, and north property lines as the property slopes downhill in each of these directions.

Utilities and Services: The City of Edwardsville serves sanitary sewer and water, while electric and gas are provided by Ameren.

Access: Site can be accessed by the one point of ingress/egress from Route 157.

2010 Comprehensive Plan: The 2010 Comprehensive Plan Future Land Use Map identifies this area as Commercial and a mixed-use building is appropriate for this district.

Sidewalks: A Shared Use Path is provided along the front and side property lines to connect this site to the MCT Trail network. The Shared Use Path is 10' wide and satisfies the sidewalk requirement.

This Final Plat & Final PUD Site Plan will effectively plat this lot as Lot 1 of ONE57 Subdivision. There are no new rights-of-way and no new easements provided. Greenspace dedication will also occur with this Plat.

**Staff Recommendation:**

Staff recommends approval of the Site Plan and Final Plat with the following item is complete prior to Plan Commission approval:

1. Completion of transitional buffer yard landscaping and screening