I. ROLL CALL

II. APPROVAL OF MINUTES
   A. April 15, 2019 Regular Meeting Minutes

III. LAND USE CASES
   A. Case 2019-13: Ironworks (fka Theatre View Commons)
      PUD – Site Plan
      Developer: Ironworks Plaza, LLC
      Engineer: Thouvenot, Wade and Moerchen, Inc.

IV. OLD BUSINESS

V. NEW BUSINESS
   A. Election of Chairman
   B. Election of Vice-Chairman
   C. Election of Designated Alternate

VI. ADJOURNMENT
PLAN COMMISSION
April 15, 2019
7:00 PM
MINUTES
Approved:____________________

I. ROLL CALL:

<table>
<thead>
<tr>
<th>Present</th>
<th>Absent</th>
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<tbody>
<tr>
<td>G. Coffey</td>
<td>M. Rabe</td>
</tr>
<tr>
<td>D. Gerber</td>
<td>B. Schlueter</td>
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<tr>
<td>J. Mullane</td>
<td>K. West</td>
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<tr>
<td>M. Pierceall</td>
<td>L. Schneck, Staff</td>
</tr>
<tr>
<td>C. Porter, Staff</td>
<td>R. Zwijack, Staff</td>
</tr>
<tr>
<td>W. Williams, Staff</td>
<td>J. Stack, Alderman Ward 3</td>
</tr>
<tr>
<td>C. Farrar, Alderman Ward 1</td>
<td>D. Hall, 114 W. Park St., Edw.</td>
</tr>
<tr>
<td>C. Michalik, Remax Alliance</td>
<td>T. Thompson, Remax Alliance</td>
</tr>
<tr>
<td>R. Baird, 214 Garden St., Edw.</td>
<td>E. Czajkowski, 321 M St., Edw.</td>
</tr>
<tr>
<td>K. &amp; P. Schoenfeld, 222 Monroe St., Edw.</td>
<td>M. Bay, 218 Monroe St., Edw.</td>
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<tr>
<td>D. Clark, 411 St. Louis St., Edw.</td>
<td>D. Denby, 314 Wolf St., Edw.</td>
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<tr>
<td>C. Wencewicz, 226 Monroe St., Edw.</td>
<td>J. Helms, 112 Herbert Pl., Edw.</td>
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<tr>
<td>A. McReaken, 105 Herbert Pl., Edw.</td>
<td>S. Mudge, 125 Timbermill Lane, Edw.</td>
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<td>C. &amp; A. Burns, 219 Crane St., Edw.</td>
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II. APPROVAL OF MINUTES

A. Minutes of the regular meeting for March 18, 2019.

   MOTION: Gerber. Motion to approve the minutes as submitted. SECONDED: Rabe.

Minutes of the March 18, 2019 meeting hereby approved and passed.

III. LAND USE CASES

A. Case 2019-08: 157 Center Joint Venture

   Final Plat
   Developer: 157 Center Joint Venture
   Engineer: Crawford, Murphy & Tilly Inc.

Cheryl Porter gave staff’s report regarding this development. The property is zoned B-2 Commercial Business District. It is approximately 6.58 acres in size. The 2010 Comprehensive Plan shows this site as “Commercial.” The Final Plat will divide the property into 3 lots. The lot sizes have slightly changed from the Preliminary Plat to the Final Plat stage.

John Mullane asked the reason for the lot size changes. Cheryl Porter stated the developer had an interested client who was interested in a certain size lot and since the final plat was not recorded, now would be the time to change the lot size to accommodate the client.
Mark Rabe gave a report from the Land Use Committee which met on March 25, 2019 to discuss this final plat. The Land Use Committee recommended approval to the Plan Commission.

MOTION: Rabe. Move that Plan Commission recommend approval of this plat as presented by the developer to the City Council. SECONDED: Pierceall.

VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstains.

IV. PUBLIC HEARINGS

A. 2019-09 – A proposed rezoning of three parcels from R-1 Single Family Residence District to B-1 Central Business District. The three subject parcels are identified as:

- 114 West Park Street (PID 14-2-15-11-15-401-016)
- 122 West Park Street (PID 14-2-15-11-15-401-017)

Cheryl Porter gave staff’s report. The parcels are currently zoned R-1 Single Family Residence District and are used as single-family residences. The Comprehensive Plan identifies this property as “Neighborhood District”. The existing zoning is in agreement with the future land use identified. The property to the north is zoned B-1 and is currently a business use as a parking lot. The property to the east is zoned B-1 with a grandfathered use of a single family residence. The properties to the south and west are zoned R-1 and have single family residences.

Daryl Hall, 8730 Teasdale Avenue, University City, Missouri, to speak in regards to his petition. He has lived in Edwardsville for 25 years. He retired from Edwardsville High School after 13 years as the Assistant Principal. His children went to school in Edwardsville and later moved to Missouri. When his wife retired, they moved to St. Louis to be closer to their children and grandchildren. When he lived in Edwardsville, he bought these properties and rehabbed them. There is only so much that can be done with these properties. The opportunity came up to improve this area and get the most use out of it. He has been working with Remax who is interested in the property. He did not realize there would be so many who disagree with the rezoning from residential to commercial. After discussing the rezoning, he understood that anything would be allowed in this zoning district and would not fit well with the residents within the neighborhood. It has been recommended that it could be achieved in a different way. He could apply for a Planned Unit Development without rezoning the property. He is certainly willing to do that. His vision would be to provide some office space with apartments on the second and third levels. He is withdrawing his application.

Tim Thompson, agent for Remax, presented a handout explaining the proposed use of the properties and also a detailed neighborhood analysis. The properties abut up to property which is zoned B-1. They have looked different options such as apartments, condos, and also mixed uses. They decided to go with small shops on the bottom floor with residents above. There is not enough housing available for the millennial people. This is within walking distance of the downtown area. They believe this would enhance the area. This would be similar to the development on Kansas Street by Pfund Construction.

John Mullane stated he grew up at 210 Garden Street. He is very familiar with the neighborhood. He spoke to Mr. Hall who was unaware of the PUD process. It is a development tool which gives city staff more control over what type of building can be built on the site and have architectural standards. It allows the developer to maximize the property but develop something that fits within the neighborhood. The property is zoned R1 but he doesn’t see someone tearing down the existing house and rebuilding a new house at 114 Park and look at the back of commercial buildings. If something new would develop here it would have to be done through a PUD. The developer has agreed to step back from the rezoning and look at the PUD process. Mr. Mullane is sure city staff would consider that option. There were concerns with split block zoning. He stated it is a public hearing so anyone wanting to speak is welcome to but the petition is being withdrawn at the petitioner’s request. Mr. Mullane explained the process for PUDs for the concerned citizens in the audience. He is pleased the applicant is willing to step back from this process and work with staff.
Mike Pierceall asked if the applicant was advised of the PUD process when he applied for the rezoning. Mr. Hall responded that he was not advised of the PUD process. He was suggested to apply for this rezoning.

Beth Schlueter explained why the PUD process would be better than the rezoning. If the property was rezoned, there would be no control over what business would occupy the building. With the PUD process, the applicant would only be approved for what is discussed and agreed upon by all parties involved.

Cheryl Porter stated another public hearing would be done during the PUD process for the neighboring property owners to comment.

Chad Burns, 219 Crane, wanted reassurance that the neighbors will have a chance to voice their opinion on the development. Rabe agreed.

Public hearing closed.

B. 2019-11 – A proposed amendment to the Whispering Heights Planned Unit Development to allow for changes in certain building features and materials. Other terms of the Whispering Heights PUD approved January 2, 2018 by Resolution 206-01-2018 will remain in effect. The PUD site is generally described as Lots 1 & 2 of the Enclave Subdivision located at the intersection of South State Route 157 and Enclave Blvd. The PUD Site will contain 2 mixed use buildings and an accessory parking garage. The property is addressed as 1001 & 1010 Enclave Blvd and more specifically identified as PID’s 14-2-15-10-04-401-001, 14-2-15-10-04-401-002, 14-2-15-10-04-401-014, part 14-2-15-10-04-401-110 & part 14-2-15-10-04-401-003.

Cheryl Porter gave staff’s report. The owners are Fireside Financial. The property is zoned B-2 Commercial with a PUD overlay known as Whispering Heights. The size of the property is approximately 4.47 acres. The 2010 Comprehensive Plan shows this site as “Commercial”. The PUD amendment would allow the applicant to install Juliet balconies on three sides of the north and south buildings rather than four. Juliet balconies would no longer be placed on the west façade of both buildings. In addition, building materials for the garage have been revised. This request includes the proposal to use painted pre-cast panels that will match the color of the brick and/or fiber cement siding. This material change is proposed for all four sides of the garage. The remainder of the PUD will remain unchanged. The existing terms of the PUD approved in January 2018 will remain in effect.

Toby Heddinghaus with Gray Design Group, 64 Sunset Hills Drive, present to discuss their proposed changes. He corrected their request for the changes to the parking garage. They are proposing the painted pre-cast panels on three sides not four as staff has indicated. The south facade will remain brick. This is the side that will be seen from Enclave Blvd. The precast panels will be flat not textured.

No one present to speak in favor of the PUD amendment.

Steve Mudge, 125 Timber Mill Lane, present to speak against the proposed changes. He owns the adjoining property. One side of the proposed changes will be facing his property which is 6 acres and located on the other side of the creek. He hopes to develop it someday. If and when it is developed, someone will be looking at the back of the parking garage (north elevation) which will have the precast panel. He explained the previous property owner of this development granted them an easement to view which has been violated by the retaining wall. An easement to view is a guarantee that the view from his property would never change.

John Mullane asked Mr. Mudge if his property is geographically lower than the retaining wall. Mr. Mudge stated yes and the homes to the north of his property are higher.

David Gerber asked what exactly he is objecting to. Mr. Mudge stated changing from the brick façade to the painted panels. Mr. Gerber confirmed with Mr. Mudge he was not objecting to the removal of the Juliet balconies. Mr. Mudge agreed.
Mr. Heddinghaus stated the grade difference is so different, he would have to be on the Enclave property to see the back of the garage.

No other public comments expressed on this PUD amendment.

Beth Schlueter asked if the recommendations for each amendment could be separated. Cheryl Porter stated Plan Commission is a recommending body so it can be done that way.

Greg Coffey stated the land owners could talk over the differences and come upon an agreement among themselves.

Mr. Mudge stated if the garage could not be seen from his property, he would be willing to withdraw his objection.

Public hearing has been closed.

MOTION: Pierceall. Motion to approve the application as submitted for the amendments to the Planned Unit Development. SECONDED: Rabe.

Beth Schlueter wanted to voice her concerns with the amendments. She does not have a problem with the back of the garage but she does not like the removal of the Juliette balconies. She wanted clarification that the motion was for both amendments requested. John Mullane asked Mike Pierceall if he wanted to amend his motion. Beth Schlueter stated she would just vote accordingly.

VOICE ROLL CALL: 6 Ayes, 1 Nays, 0 Abstains.

C. 2019-12 – A proposed text amendment to Chapter 82 (Peddlers and Solicitors) and Appendix B (Zoning) for the regulation of Food Trucks.

Cheryl Porter gave staff’s report. Madison County recently approved the general use of Food Trucks within the County. As a result, the City has now proposed an ordinance to address Food Trucks. This amendment has been before the Ordinance Committee for their review and forwarded to Plan Commission for their recommendation. The proposed ordinance would amend Chapter 82 Peddlers and Solicitors by adding Article V “Food Trucks”. It would also amend Appendix B Zoning, Section 1242.04 Light Manufacturing by adding (6) Food Trucks as permitted use on properties ≥ 5 acres within the M-1 district. The proposed Chapter 82 Article V establishes the following:

1. The definitions associated with the operation of Food Trucks and used within the ordinance.
2. Manner of Operation relative to:
   - Location
     1. Parcel ≥ 5 acres
     2. Within “R” or “B” zoned area
        - As part of a City-approved special event
        - Only on public right-of-way, City-owned property, or in a public park
   - Hours of Operation only between 7:00 AM and 11:00 PM
   - Sale of Alcoholic Beverages per the terms of Chapter 6 of the Codified Ordinances
   - Vehicle Appearance & Maintenance
   - Health Department Permit Required
   - Operation – indemnify & hold harmless the City of Edwardsville and maintain insurance coverage as required by the City Clerk’s Office.
   - Peripheral Setup –
     - No tents, tables, chairs or other materials
     - Signage limited to sign permanently or magnetically affixed to the Food Truck
     - Connection to City water, electric, or other utility to conduct business only with written consent of the City.
     - Collection and removal of all refuse, litter and garbage generated by patrons before the truck departs from the site.
   - Public Health Standards in accordance with State regulations and Madison County Health
Department

- Suspension and Revocation of License
- Fire Safety Requirements (Chapter 46 of the Codified Ordinances)

3. Application Requirements
4. Annual License – January renewal
5. City-Approved Special Event License – valid for specific dates, not to exceed 4 consecutive days
6. License Non-Transferable to any other food truck.

Greg Coffey gave a report from the Ordinance Committee. The revisions have been presented this evening to Plan Commission. The question was asked as to why not a broader spectrum for Food Trucks to be available in other areas instead of just M1 district with a minimum of 5 acres which is the Gateway Commerce Center area. They decided to go with this first step because there is a need for food access in the warehouse district. The committee also thought it would be nice for Hortica and Scott Credit Union to have the similar opportunity since they also have limited access to food. There was also talk about having the Food Trucks within the parks including Township Park. There were concerns about that interfering with city concession stands. In an effort to advance the Food Truck concept, to benefit the Gateway Commerce Center, the committee decided to forward this to Plan Commission. They had a commitment from staff to expand this ordinance to include other areas in the future.

Cheryl Porter explained that staff knows this ordinance will change as this is only the beginning.

John Mullane has a few suggestions for the proposed ordinance.
1. Add the requirement to remove all waste generated onsite.
2. Section 82-57 – add license is not transferable to another owner/operator.

Greg Coffey pointed out under “Operation. Every food truck shall indemnify…” It should read, “Every food truck license holder shall indemnify…”

No one present to speak in favor of the proposal.
No one present to speak against the proposal.

MOTION: Coffey. Recommendation to move the ordinance as presented with the changes that John Mullane has suggested to Council. SECONDED: Rabe/Pierceall.

VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstains.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. ADJOURNMENT

VIII. NEXT MEETING

Next meeting will be Monday, May 20, 2019 at 7:00 p.m. in City Council Chambers, 118 Hillsboro Ave.
At the regular meeting of the Plan Commission's Land Use Committee, the following item was discussed:

A. Case 2019-13: Ironworks (fka Theatre View Commons)
   PUD – Site Plan
   Developer: Ironworks Plaza LLC
   Engineer: Thouvenot, Wade and Moerchen, Inc.

Cheryl Porter gave staff’s report for this development. The development is 5.68 acres. The PUD Site Plan is consistent with the approved PUD Development Plat for this site. Minor changes have been made to the layout and size of lots 5 and 6 in order to accommodate additional parking. Further, a note has been added for a blanket cross-parking easement to cover lots 5 and 6.

A comment was raised regarding the square footage of lots 5 and 6. On the PUD Site Plan it states 157,373 square feet but on the PUD Development Plan it states 157,413 square feet. This is a difference of 60 square feet. Justin Venvertloh stated he would look into the discrepancy.

On page 2 of the site plan submitted, the fire hydrant directly across from the building where Sugarfire and Strange Donuts will be located (Lot 5), the easement needs to be extended to pick up this fire hydrant.

On page 3 of the site plan submitted, the easements are bearing three different labels: 1) drainage/utility/cross access easement, 2) drainage and utility easement, and 3) 24-foot cross access easement. Are these all drainage/utility/cross access easements? There is only one area where the easement physically stops. The easements need to be defined and description of the access easement for all lots within the development for pedestrians to vehicular traffic.

On the first site plan submitted, there were 217 parking spaces. On the new plan submitted, there are now 219 parking spaces. That is good news but now there is parking all along the back of the lots and also a drive isle along the side.

Justin Venvertloh stated after it was originally platted, there were many entities which they needed to get approval through. During that process they discovered drainage issues so Lot 4 needed to be reconfigured. Originally, the storm water was going to be piped to the western property line. Now it is all underground storm water detention. Some of the parking was removed and added at the wedge area.

Ryan Zwijack asked if the square footage of detention meets the drainage. Justin Venvertloh agreed. Generally the site plan has stayed the same.
Cheryl Porter also stated language will need to be added that the dumpster locations will be excluded from the cross access easements. A note will need to be added to the plat stating it is subject to the terms and conditions of the approved PUD Development Plan that was approved by resolution no. 214-02-2018.

Ryan Zwijack stated all the infra-structure and off-site improvements have been completed.

Motion: Rabe. Move to recommend approval of this revised plat to the Plan Commission at the next regularly scheduled meeting with the changes as proposed to the language as discussed by staff. SECONDED: McDole. Ayes: 3, Nays: 0, Abstain: 1.

REMEMBER:

PLAN COMMISSION MEETING: Monday, May 20, 2019 at 7:00 p.m. at City Hall, City 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 of this report). Further, following Land Use Committee, a note was added for a blanket cross-parking easement to cover Lot 5 and Lot 6, however staff would like to see the language in this note adjusted slightly (see conditions below). Further, during Land Use Committee, it was noted that the utility easement in Lot 5 should be expanded to include the fire hydrant located in a parking lot island. The easement has been corrected.

**Staff recommendation:** Staff recommend approval of the PUD Site Plan with the following conditions:

1. Note 10 is corrected to reference “Resolution” 214-02-2018, rather than “Ordinance”; and

2. An additional note is added to state: “A blanket cross access easement is provided for all parcels within the Theatre View Subdivision, this PUD, and the immediately adjacent parcels at the time they are redeveloped, for the use of vehicular traffic in addition to bicyclists and pedestrians.”
APPLICATION FOR APPROVAL
OF
FINAL SUBDIVISION PLAT

Date 3/31/19

Name of Subdivision  Iron Works
Preliminary Plat Approved by City Council on (Date)

Location:
Section 23
Township H
Range 8W
Area of entire tract 5.69 AC.
Number of proposed lots 4
Current Zoning PUD-82
Proposed Zoning PUD-82

Name of Developer  Iron Works Plaza LLC
Attn: Eric Giovani
Address 22 Gateway Commerce Center Dr West Suite 110
        Edwardsville, IL 62025
        Phone (618) 631-3500

Property interest of Developer/Applicant
( ) Owner ( ) Contract Purchaser ( ) Other

Engineering Firm  Thouvenot, Wade and Montgomery, Inc.
Attn: Justin Vajdiczek, PE
Address 600 Country Club View, Suite 1
        Edwardsville, IL 62025
        Phone (618) 654-5040

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>
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<tbody>
<tr>
<td>Thirty (30) Prints of Subdivision Final Plat</td>
<td>3-4.1</td>
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<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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<td>Name of subdivider, subdivision, identification of the portion of</td>
<td>3-4.2 (b)</td>
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<td>Public Lands Survey in which the subdivision is located.</td>
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<td>Accurate metes and bounds or other adequate legal</td>
<td>3-4.2 (c)</td>
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<td>description of the tract, and the included area of the</td>
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<td>subdivision to the nearest 1/100th of an acre</td>
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<td>Accurate boundary lines, with dimensions and bearings or angles</td>
<td>3-4.2 (d)</td>
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<td>which provide a survey of the tract, closing with an unadjusted error of</td>
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<td>closure of not more than one (1) foot in then thousand (10,000) feet; or</td>
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<td>not more than 0.5 foot whichever is less</td>
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<td>All dimensions shall be shown in feet and decimals of a foot or</td>
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<td>meters and centimeters</td>
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<td>Reference to recorded plats of adjoining platted land by record</td>
<td>3-4.2 (f)</td>
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<td>name, plat book, and page number</td>
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<td>Accurate locations of all existing streets intersecting the</td>
<td>3-4.2 (g)</td>
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<td>boundaries of the subdivision</td>
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<td>Right-of-way lines of all streets, other rights-of-way, easements, and</td>
<td>3-4.2 (h)</td>
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<td>lot lines with accurate dimensions, angles, or bearings and curve data,</td>
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<td>including radii, arcs or chords, points of tangency, and central angles</td>
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<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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<td>Number of each lot, lot dimensions, and (may be a separate list)</td>
<td>3-4.2 (k)</td>
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<td>lot areas</td>
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<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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<td>Building or setback lines with accurate dimensions sufficient to</td>
<td>3-4.2 (m)</td>
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<td>determine their locations</td>
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<td>Restrictions of all types which will run with the land, and become</td>
<td>3-4.2 (n)</td>
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<td>covenants in the deeds of lots</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,</td>
<td>3-4.2 (p)</td>
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<td>or published benchmark based on NGS datum; reference corners shall be</td>
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<td>accurately described on the Final Plt</td>
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<td>REQUIREMENT</td>
<td>SECTION</td>
<td>YES</td>
<td>NO</td>
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<td>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</td>
<td>3-4.2 (q)</td>
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<td>Location, type, material and size of all monuments and lot markers to be set prior to recording</td>
<td>3-4.2 (r)</td>
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<td>A set of signed “as-built” public improvement plans, acceptable to the Public Works Department</td>
<td>3-4.2 (s)</td>
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<tr>
<td>Signature attesting to the Final Plat by the owner, developer, land surveyor and district engineer (if required by statute)</td>
<td>3-4.2 (t)</td>
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</tr>
<tr>
<td>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.</td>
<td>3-4.2(u)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Locations, dimensions and areas of all parcels to be reserved or used for Green Space and its intended use.</td>
<td>3-4.2(v)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The street address(es) of each parcel (as approved by Madison County 911 Coordinator) to be provided prior to recording Subdivision Final Plat.
May 2, 2019

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

RE: Ironworks PUD Site Plan Review Reply

Emily,

Per the Land Use Meeting, the following items have been addressed and updated with this Final Plat submission.

1. Added note that Plat shall comply with the PUD Site Plan which was passed by ordinance.
2. The dumpster pad has been removed from the cross-access easement.
3. The utility easement has been revised to include the fire hydrant.
4. The cross-access easements have been hatched so they are clearly defined.

Should you have any questions or need any additional information, please do not hesitate to contact me at any time.

Respectfully,

Thouvenot, Wade & Moerchen, Inc.

[Signature]
Justin Venvertloh
Project Manager

CC: Centegra
Encl: Final Development Plan - 25