



Meeting Date: July 14, 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

I. PUBLIC COMMENT

II. APPROVAL OF MINUTES

A. May 19, 2022 meeting

III. LAND USE CASES

- A. Case 2022-17 Ironworks
PUD Amendment
Developer: Contegra
Engineer: TWM
- B. Case 2022-18 Anderson- Goshen Campus
PUD Site Plan/Final Plat
Developer: Anderson Real Estate LLC
Engineer: Oates Associates

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
May 19, 2022
6:00 PM

Approved: _____

Date: _____

PRESENT

Kent Scheffel
 David Gerber
 Andrea Miracle
 Bryson Baker
 Breana Buncher, Staff
 Tammy Kehrer, Staff

ABSENT

Cari Wencewicz, Chairman
 Tim Harr
 Tom Butts

I. PUBLIC COMMENT - None**II. APPROVAL OF MINUTES**

A. Land Use Minutes of February 22, 2022

MOTION: Approve (Gerber), SECONDED: (Miracle)

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

III. LAND USE CASES

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

This property is zoned B-2 Commercial/Business District and is approximately 2.48 acres.

This area is designated Commercial in the 2010 Comprehensive Plan.

This final plat and final PUD site plan will effectively plat this lot as Lot 1 of One57 subdivision.

With this plat, there are no new rights-of-way and new easements provided.

This plat will formally dedicate the greenspace that was proposed with this project.

STAFF RECOMMENDATION:

Staff recommends approval of the site plan and final plat with the following item to be completed prior to Plan Commission approval:

- Completion of transitional buffer yard landscaping and screening

Andrea Miracle asked about the landscaping plan and if staff was okay with it. Breana Buncher stated it does meet the requirements and, at the time of approval, staff was comfortable with it.

Breana Buncher stated this project also had a PUD amendment with it that amended some parking.

MOTION: Approve with staff recommendations (Gerber), Seconded (Miracle).

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

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

RECEIVED
JUN 21 2022

Case No. 2022-17



BY: _____

PLANNED UNIT DEVELOPMENT
APPLICATION FOR AMENDMENT

Name of Development Ironworks (formerly Theater View Commons) Date: June 20, 2022

Resolution # of Approved PUD: 214-02-2018 Date Approved: Feb 26, 2018

Location:

Section <u>23</u>	Area of entire tract <u>5.67</u>	Number of proposed lots <u>4</u>
Township <u>4N</u>	Number of proposed building envelopes <u>Existing</u>	
Range <u>8W</u>	Current Zoning <u>B-2 PUD</u>	Proposed Zoning <u>B-2 PUD</u>

Name of Developer <u>Contegra</u>	Engineering Firm <u>TWM</u>
Attn: <u>Jim Mundy / Eric Gowin</u>	Attn: <u>Justin Venvertloh</u>
Email Address <u>jmundy@contegracc.com</u>	Email Address <u>jvenvertloh@twm-inc.com</u>
Address <u>22 Gateway Commerce Center Drive W</u>	Address <u>600 Country Club View, Suite 1</u>
<u>Suite 110, Edwardsville, IL 62025</u>	<u>Edwardsville, IL 62025</u>
Phone (618) <u>219-4895</u>	Phone (618) <u>656-4040</u>

Property interest of Applicant: Owner Contract Purchaser Other _____

Requested Amendment(s) (attach additional sheets and supporting documents as necessary):

Requesting approval to utilize existing drive-thru lane on Lot 5 for order pick-up window at south end cap tenant space.

A list of property owners and addresses within 300 feet of the subject property **MUST be submitted with this application. You may contact Madison County Maps & Plats ((618) 692-7040) for this information.

I do hereby affirm that I am complying with the Planned Unit Development regulations of the City of Edwardsville as noted in Chapter 1243 of the Codified Ordinances.

6/20/2022
Date

Justin Venvertloh
Signature of Engineer

06/20/2022
Date

Signature of Developer

06/20/2022
Date

Signature of Property Owner(s)

(attach additional sheets if necessary)

Administrator's Report
Ironworks PUD Amendment Land Use Committee – Thursday July 14, 2022



Development name: Ironworks PUD

Location: The subject PUD property totals 5.69 acres and is comprised of the majority of the Common Area that was initially platted in the Theater View Commercial Park. The site is West of Plum Street and North of Center Grove Road. Access will be from two existing cross access easements within the Theater View Commercial Park and one access off of Plum Street.

Owner/Developer: Contegra Construction

Zoning:	The property is zoned B-2 Commercial Business District with a PUD Overlay
Property Size:	Approximately 5.69 acres.
Topography:	The subject site is generally flat in character and is mostly developed.
Vegetation:	The property is largely developed with buildings and businesses existing on Lot 5. Lot 4 and Lot 6 have not been developed yet.
Utilities and Services:	The City of Edwardsville provides sanitary sewer, water and fire protection to the site. Electric and Natural gas utilities are provided by Ameren Illinois.
2010 Comprehensive Plan:	The 2010 Comprehensive Plan shows this tract as “Commercial” district.

Amendment Request: The developer has requested to allow for a drive-thru on Lot 5, thus allowing for two drive-thru to be located within the PUD. All other terms and conditions of the existing PUD will remain in effect.

Staff Discussion:

The Planned Unit Development (PUD) was approved with one drive-thru which was originally constructed on Lot 5; however, through the October 2021 PUD Amendment process, the developer requested to remove the constructed drive-thru on Lot 5 and instead, construct a drive-thru on Lot 6 for the 2-story bank/office building. The developer is now requesting to allow the use of both the existing drive-thru on Lot 5 as a pickup point for a restaurant, as well as the proposed drive-thru on Lot 6 for a bank, resulting in two drive-thrus for the whole PUD. Staff does not anticipate traffic issues within the development while having two drive-thrus.

Staff Recommendation

Staff recommends approval of the requested PUD Amendment with the following conditions:

1. Provide an updated narrative indicating the proposed drive-thru amendment for the PUD and any other information that should be updated.
2. Provide a site plan of the PUD, this should include showing a drive-thru on Lot 5 and Lot 6.

Case No. _____



PLANNED UNIT DEVELOPMENT SITE PLAN & FINAL PLAT APPLICATION

Name of Development Anderson - Goshen Campus Date 06/20/2022

Location:

Section 19 Area of entire tract 14.568
 Township 4 North Number of proposed building envelopes 5
 Range 7 West Current Zoning A/Town Center Proposed Zoning Town Center

Name of Developer Anderson Real EState LLC Engineering Firm Oates Associates, Inc.
 Attn: Kenneth Pankow Attn: Michelle Spillers
 Address 6800 State Route 162 Address 100 Lanter Court, Suite 1, Collinsville, IL 62234
Maryville, IL 62062
 Phone(618) 391-6471 Phone(618) 345-2200

Property interest of Applicant: Owner Contract Purchaser Other _____

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

REQUIREMENT	Section	Included	Deficient	N/A
Building or setback lines with accurate dimensions sufficient to determine their locations.	3-4.2 (m)	X		
Restrictions of all types which will run with the land, and become covenants in the deeds of lots	3-4.2 (n)	X		
Certification of dedication of all public areas.	3-4.2 (o)	X		
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)	X		
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)	X		
Location, type, material and size of all monuments and lot markers to be set prior to recording.	3-4.2 (r)	X		
A set of signed "as-built" public improvement plans, acceptable to the Public Works Department.*	3-4.2 (s)	X		
Signature attesting to the Final Plat by the owner, developer, land surveyor and district engineer (if required by statute).	3-4.2 (t)	X		
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)	X		
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)	X		

*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.

06/20/2022

Date



Signature of Engineer

6-21-2022

Date



Signature of Developer *ANDERSON HOSPITAL*

INDEX OF SHEETS:

- 1. COVER SHEET
- 2. FINAL SITE PLAN
- 3. FINAL PLAT
- 4. PROPOSED EASEMENTS & DEDICATIONS

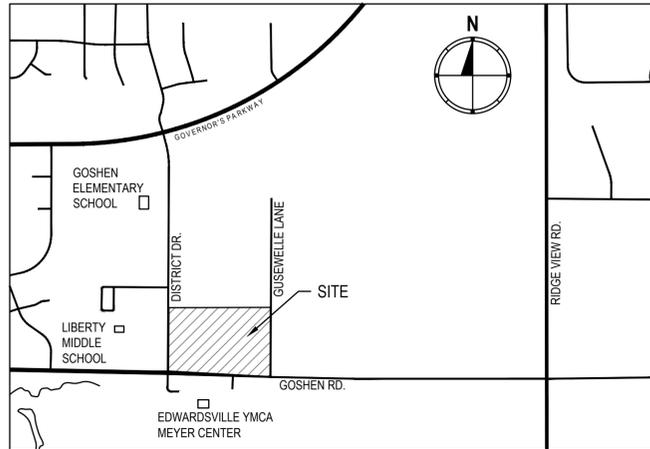
OWNER / DEVELOPER
 ANDERSON REAL ESTATE LLC
 ATTN: MIKE MARSHALL & KENNETH PANKOW
 6800 IL-162, MARYVILLE, IL 62062
 PHONE: 618.288.5711

SUBMITTED BY
 OATES ASSOCIATES
 100 LANTER COURT, SUITE 1
 COLLINSVILLE, IL 62234
 PHONE: 618.345.2200

ENGINEER / SURVEYOR
 OATES ASSOCIATES
 100 LANTER COURT, SUITE 1
 COLLINSVILLE, IL 62234
 PHONE: 618.345.2200
 PROFESSIONAL ENGINEER: TOM CISELL
 PROFESSIONAL LAND SURVEY: STEVE KEIL

AMENDED FINAL PLAT & PUD SITE PLAN ANDERSON GOSHEN CAMPUS PLANNED UNIT DEVELOPMENT

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH,
 RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,
 MADISON COUNTY, ILLINOIS



NOT TO SCALE

EXISTING ZONING = PLANNED UNIT DEVELOPMENT
 ZONED TOWN CENTER DISTRICT (I-55 CORRIDOR)

EXISTING GROSS AREA = 10.003 AC
 PROPOSED GROSS AREA = 14.568 AC

NOTES:

1. FIELD WORK COMPLETED OCTOBER 2020.
2. FIELD BOOK NUMBER 374 & 397.
3. IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY, BUILDING LINES AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
4. OATES ASSOCIATES ESTABLISHED AN ELEVATION TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88; GEOID 12A GPS DERIVED.)
5. BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE (GPS OBSERVATIONS).
6. IMPROVEMENTS SHOWN BASED ON CONSTRUCTION PLANS AND CONTRACTOR PROVIDED CONSTRUCTION REDLINES.

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 04 MINUTES 05 SECONDS EAST ON THE SOUTH LINE OF SAID QUARTER, 1,968.52 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF GUSEWELLE LANE; THENCE NORTH 00 DEGREE 04 MINUTES 59 SECONDS WEST ON SAID WEST LINE, 50.03 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GOSHEN ROAD, SAID POINT BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE NORTH 88 DEGREES 04 MINUTES 05 SECONDS WEST ON SAID NORTHERLY RIGHT OF WAY LINE, 890.57 FEET; THENCE NORTHWESTERLY 76.88 FEET CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 44 DEGREES 01 MINUTE 11 SECONDS WEST, 69.53 FEET; THENCE NORTH 00 DEGREE 01 MINUTE 43 SECONDS EAST CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, 59.24 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 17 SECONDS WEST CONTINUING ON SAID NORTHERLY RIGHT OF WAY LINE, 29.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DISTRICT DRIVE; THENCE NORTH 00 DEGREE 01 MINUTE 43 SECONDS EAST ON SAID EAST RIGHT OF WAY LINE, 553.47 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES 05 SECONDS EAST, 966.66 FEET TO SAID WEST LINE OF GUSEWELLE LANE; THENCE SOUTH 00 DEGREE 04 MINUTES 59 SECONDS EAST ON SAID WEST LINE, 660.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 634,573 SQUARE FEET OR 14.568 ACRES, MORE OR LESS.

UTILITY EASEMENT

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EDWARDSVILLE, MADISON COUNTY, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING IN THE CITY OF EDWARDSVILLE, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "UTILITY EASEMENT" ON THIS PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATER MAINS, ELECTRICAL, GAS, TELEPHONE, CABLE TV, OR OTHER UTILITY LINES OR APPURTENANCES, ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, WIRE, CONDUIT, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO OR THROUGH THE ATTACHED AREA, AND SUCH OTHER APPURTENANCES AND ADDITIONS THERETO AS SAID CITY AND UTILITIES MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE INCLUDED IN THE ATTACHED DOCUMENT FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY AND UTILITIES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWERS OR, WITHOUT LIMITATION, UTILITY INSTALLATIONS IN, ON, UPON, OR ACROSS, UNDER, OR THROUGH SAID "UTILITY EASEMENT". NO PERMANENT BUILDINGS, SWIMMING POOLS, RETAINING WALLS, FENCES, SURFACES, EARTH FILL, OR LANDSCAPING (INCLUDING TREES AND SHRUBS) SHALL BE PLACED ON SAID "UTILITY EASEMENT" THAT THEN OR IN THE FUTURE INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE A "UTILITY EASEMENT" IS USED FOR WATER, STORM, OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF THE SAID CITY SO AS NOT TO INTERFERE WITH OR CAUSE DAMAGE TO THESE SYSTEMS. MAINTENANCE OF SAID EASEMENTS SHALL REMAIN THE RESPONSIBILITY OF THE PROPERTY OWNERS. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REMOVING UNAUTHORIZED OBSTACLES FROM THE "UTILITY EASEMENT".

DRAINAGE EASEMENT

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EDWARDSVILLE, MADISON COUNTY, ILLINOIS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "DRAINAGE EASEMENT" ON THIS PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING, DITCHES, SWALES, CATCH BASINS, CULVERTS, PIPING, AND WITHOUT LIMITATION SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO PROVIDE FOR DRAINAGE OF SURFACE WATER FROM, TO, OR THROUGH THE ATTACHED AREA, AND SUCH OTHER APPURTENANCES AND ADDITIONS THERETO AS SAID CITY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE INCLUDED IN THE ATTACHED DOCUMENT FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY TO CUT DOWN, TRIM, OR REMOVE ANY SOIL, SILT, TREES, SHRUBS, OTHER PLANTS OR APPURTENANCES OR STRUCTURES THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID DRAINAGE WAYS, IN ON UPON, OR ACROSS, UNDER, OR THROUGH SAID "DRAINAGE EASEMENT". NO PERMANENT BUILDINGS, SWIMMING POOLS, RETAINING WALLS, FENCES, SURFACES, EARTH FILL, OR LANDSCAPING (INCLUDING TREES AND SHRUBS) SHALL BE PLACED ON SAID "DRAINAGE EASEMENT" THAT THEN OR IN THE FUTURE INTERFERE WITH THE AFORESAID USES AND RIGHTS. MAINTENANCE OF SAID EASEMENTS SHALL REMAIN THE RESPONSIBILITY OF THE PROPERTY OWNERS. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH REMOVING UNAUTHORIZED OBSTACLES FROM THE "DRAINAGE EASEMENT".

OWNER'S CERTIFICATE:

WE, _____, THE OWNERS OF THE TRACT SHOWN HEREON, HAVE CAUSED THE SAID TRACT TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN, AND SAID SUBDIVISION IS TO BE HEREINAFTER KNOWN AS "AMENDED ANDERSON GOSHEN CAMPUS". ALL RIGHT OF WAYS 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 _____, 20_____

OWNER _____ DATE _____

OWNER _____ DATE _____

STATE OF _____)
)SS
 COUNTY OF _____)

I, _____, NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE SIGNED PERSONS ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND 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 HEREIN 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 _____ DATE _____

SURVEYOR'S CERTIFICATE:

WE, OATES ASSOCIATES, INC. DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS, WE HAVE SURVEYED AND SUBDIVIDED THE TRACT OF LAND SHOWN HEREON, THAT THIS PLAT IS A TRUE REPRESENTATION OF THAT SURVEY AND SUBDIVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

WE HAVE, AT THE REQUEST OF THE OWNER, REVIEWED THE ILLINOIS COAL MINES MAP, AS AVAILABLE FROM THE ILLINOIS STATE GEOLOGICAL SURVEY IN URBANA, ILLINOIS, AND HEREBY INDICATE THAT THE SUBDIVIDED PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE WITHIN A MINED-OUT AREA BASED ON GRAPHIC PLOTTING.



STEVEN M. KEIL
 OATES ASSOCIATES, INC.
 ILLINOIS PROFESSIONAL LAND SURVEYOR #035-003119
 EXPIRES: 11-30-2022

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 _____

EDWARDSVILLE PLANNING COMMISSION CERTIFICATE:

I, _____, PLANNING COMMISSION CHAIR OF THE CITY OF EDWARDSVILLE, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE PLANNING COMMISSION AND APPROVED AT A MEETING OF SAME HELD ON _____.

PLANNING COMMISSION CHAIR _____ DATE _____

DRAINAGE CERTIFICATE:

WE, OATES ASSOCIATES, INC., 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 100-YEAR FLOOD ELEVATION AS DEFINED OR IDENTIFIED BY FEMA COMMUNITY PANEL 170436 0075B, EFFECTIVE DATE APRIL 15, 1982.



THOMAS LEE CISELL III, P.E.
 OATES ASSOCIATES, INC.
 ILLINOIS PROFESSIONAL ENGINEER #062-056015

9-1-1 COORDINATOR'S CERTIFICATE:

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 _____

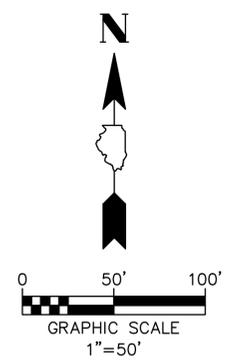
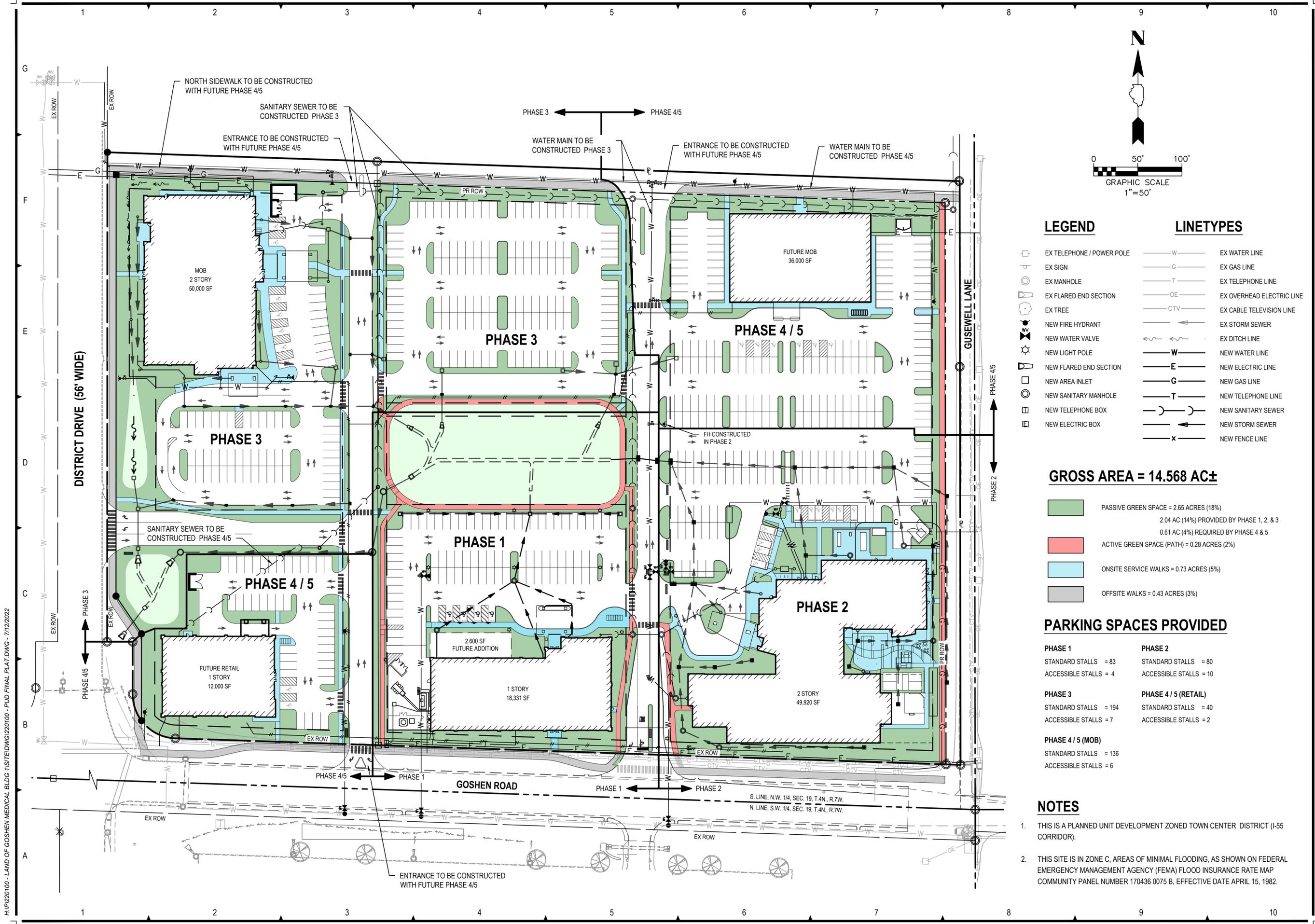
REVISIONS:	NO.:	DATE:	REMARKS:

100 Lanter Court, Suite 1
 Collinsville, IL 62234
 618.345.2200
 www.oatesassociates.com
 collinsville St. Louis Belleville St. Charles
 ILLINOIS DESIGN FIRM LICENSE NO. 184-00115



AMENDED FINAL PLAT & PUD SITE PLAN
 ANDERSON GOSHEN CAMPUS
 EDWARDSVILLE, ILLINOIS
 COVER SHEET

EXP. 11/30/23
 PROJECT NO.: 220100
 DATE: 07/08/2022
 SHEET NO.:



LEGEND

- EX TELEPHONE / POWER POLE
- EX SIGN
- EX MANHOLE
- EX FLARED END SECTION
- EX TREE
- NEW FIRE HYDRANT
- NEW WATER VALVE
- NEW LIGHT POLE
- NEW FLARED END SECTION
- NEW AREA INLET
- NEW SANITARY MANHOLE
- NEW TELEPHONE BOX
- NEW ELECTRIC BOX

LINETYPES

- W EX WATER LINE
- G EX GAS LINE
- T EX TELEPHONE LINE
- OE EX OVERHEAD ELECTRIC LINE
- CTV EX CABLE TELEVISION LINE
- SS EX STORM SEWER
- DL EX DITCH LINE
- W NEW WATER LINE
- E NEW ELECTRIC LINE
- G NEW GAS LINE
- T NEW TELEPHONE LINE
- SS NEW SANITARY SEWER
- SS NEW STORM SEWER
- X NEW FENCE LINE

GROSS AREA = 14.568 AC±

- PASSIVE GREEN SPACE = 2.65 ACRES (18%)
2.04 AC (14%) PROVIDED BY PHASE 1, 2, & 3
0.61 AC (4%) REQUIRED BY PHASE 4 & 5
- ACTIVE GREEN SPACE (PATH) = 0.28 ACRES (2%)
- ONSITE SERVICE WALKS = 0.73 ACRES (5%)
- OFFSITE WALKS = 0.43 ACRES (3%)

PARKING SPACES PROVIDED

- | | |
|--------------------------|-----------------------------|
| PHASE 1 | PHASE 2 |
| STANDARD STALLS = 83 | STANDARD STALLS = 80 |
| ACCESSIBLE STALLS = 4 | ACCESSIBLE STALLS = 10 |
| PHASE 3 | PHASE 4 / 5 (RETAIL) |
| STANDARD STALLS = 194 | STANDARD STALLS = 40 |
| ACCESSIBLE STALLS = 7 | ACCESSIBLE STALLS = 2 |
| PHASE 4 / 5 (MOB) | |
| STANDARD STALLS = 136 | |
| ACCESSIBLE STALLS = 6 | |

NOTES

1. THIS IS A PLANNED UNIT DEVELOPMENT ZONED TOWN CENTER DISTRICT (I-55 CORRIDOR).
2. THIS SITE IS IN ZONE C, AREAS OF MINIMAL FLOODING, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170436 0075 B, EFFECTIVE DATE APRIL 15, 1982.

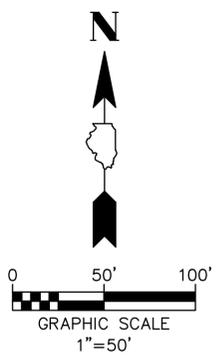
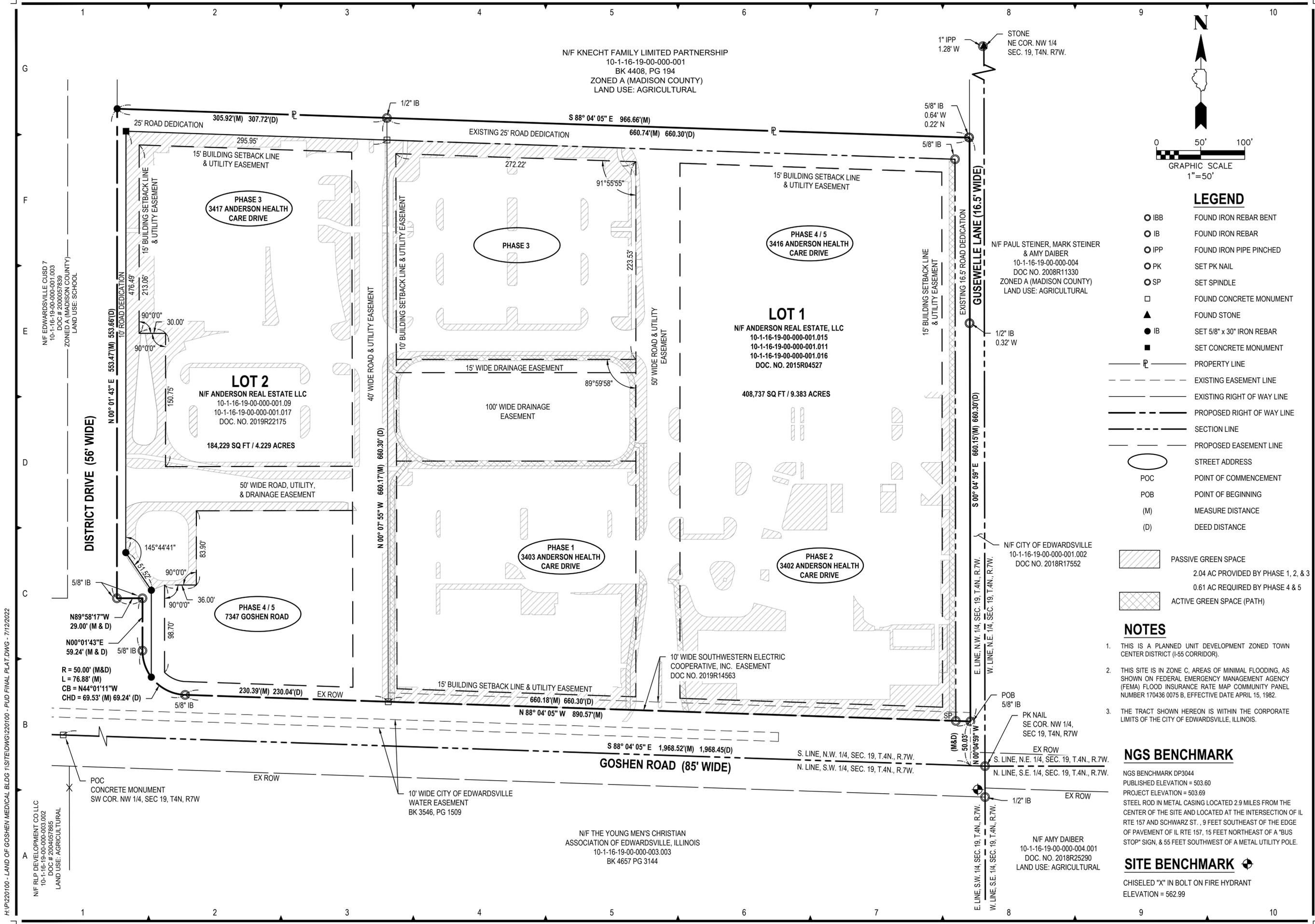
REVISIONS:	DATE:	REMARKS:
NO.:		

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 Collinsville, IL 62234
 618.345.2200
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 Illinois Design Firm License No. 184-001115



AMENDED FINAL PLAT & PUD SITE PLAN
ANDERSON GOSHEN CAMPUS
 EDWARDSVILLE, ILLINOIS
FINAL SITE PLAN

EXP. 11/30/23
 PROJECT NO.: 220100
 DATE: 07/08/2022
 SHEET NO.:



NO.	DATE	REMARKS

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AMENDED FINAL PLAT & PUD SITE PLAN
ANDERSON GOSHEN CAMPUS
EDWARDSVILLE, ILLINOIS
FINAL PLAT

EXP. 11/30/23
PROJECT NO.:
220100
DATE:
07/08/2022
SHEET NO.:

3

H:\P220100 - LAND OF GOSHEN MEDICAL BLDG 1\SITE\DWG\220100 - PUD FINAL PLAT.DWG - 7/12/2022

N/F EDWARDSVILLE CUSD 7
10-1-16-19-00-000-001.003
DOC # 2000957839
ZONED A (MADISON COUNTY)
LAND USE: SCHOOL

N/F RLP DEVELOPMENT CO LLC
10-1-16-19-00-000-003.002
DOC # 2004057865
LAND USE: AGRICULTURAL

DISTRICT DRIVE (56' WIDE)

N89°58'17"W
29.00' (M & D)

N00°01'43"E
59.24' (M & D)

R = 50.00' (M&D)
L = 76.88' (M)

CB = N44°01'11"W

CHD = 69.53' (M) 69.24' (D)

5/8" IB

5/8" IB

5/8" IB

5/8" IB

5/8" IB

POC
CONCRETE MONUMENT
SW COR. NW 1/4, SEC 19, T4N, R7W

10' WIDE CITY OF EDWARDSVILLE
WATER EASEMENT
BK 3546, PG 1509

N/F THE YOUNG MEN'S CHRISTIAN
ASSOCIATION OF EDWARDSVILLE, ILLINOIS
10-1-16-19-00-000-003.003
BK 4657 PG 3144

N/F AMY DAIBER
10-1-16-19-00-000-004.001
DOC. NO. 2018R25290
LAND USE: AGRICULTURAL

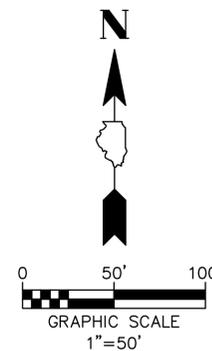
N/F CITY OF EDWARDSVILLE
10-1-16-19-00-000-001.002
DOC NO. 2018R17552

N/F PAUL STEINER, MARK STEINER
& AMY DAIBER
10-1-16-19-00-000-004
DOC NO. 2008R11330
ZONED A (MADISON COUNTY)
LAND USE: AGRICULTURAL

LOT 1
N/F ANDERSON REAL ESTATE, LLC
10-1-16-19-00-000-001.015
10-1-16-19-00-000-001.011
10-1-16-19-00-000-001.016
DOC. NO. 2015R04527
408,737 SQ FT / 9.383 ACRES

LOT 2
N/F ANDERSON REAL ESTATE
LLC
10-1-16-19-00-000-001.09
10-1-16-19-00-000-001.017
DOC. NO. 2019R22175
ZONED A (MADISON COUNTY)
LAND USE: AGRICULTURAL
184,229 SQ FT / 4.229 ACRES

N/F KNECHT FAMILY LIMITED PARTNERSHIP
10-1-16-19-00-000-001
BK 4408, PG 194
ZONED A (MADISON COUNTY)
LAND USE: AGRICULTURAL



ROAD DEDICATION AREAS

LOT 1 - 0.620 AC (EXISTING)
LOT 2 - 0.336 AC (NEW)

NOTES

- RIGHT OF WAY AND EASEMENTS SHOWN AS HATCHED AREAS ON THIS EXHIBIT ARE DEDICATED TO THE PUBLIC BY THIS PLAT.

LEGEND

- NEW EASEMENTS
- NEW DEDICATIONS

REVISIONS:	NO.:	DATE:	REMARKS:

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ILLINOIS DESIGN FIRM LICENSE NO. 184-00115



AMENDED FINAL PLAT & PUD SITE PLAN ANDERSON GOSHEN CAMPUS EDWARDSVILLE, ILLINOIS PROPOSED EASEMENTS & DEDICATIONS

EXP. 11/30/23
PROJECT NO.:
220100
DATE:
07/08/2022
SHEET NO.:

**Case # 2022-18 – Amended Final Plat & Final PUD Site Plan
Anderson Goshen Planned Unit Development
Land Use Committee – Thursday, July 14, 2022**

Development name: Anderson Goshen Campus Planned Unit Development



Location: The subject property is located at the northeast quadrant of the intersection of Goshen Road and District Drive.

Owner/developer: Anderson Real Estate, LLC

Zoning: Town Center District (I-55 Corridor)

Property Size:	The site as a whole totals approximately 14.568 acres. With this Final Plat and Final PUD Site Plan, 9.383 acres will be platted as Lot 1 and 4.229 acres will be platted as Lot 2.
Topography and Vegetation:	The undeveloped portion of the property is generally flat with grassy vegetation.
Utilities and Services:	The City of Edwardsville provides sanitary sewer, water and fire protection to the subject tract. Southwestern Electric will provide electric service, while Ameren IP will provide natural gas.
2010 Comprehensive Plan:	The 2010 Comprehensive Plan Future Land Use Map shows this tract as "I-55 Plan Area."

Staff Discussion

The PUD Development Plan was approved initially on October 2, 2018. Later, it was amended to add phase two on February 4, 2020. Phase one includes the ambulatory surgery center, a 1-story, 18,311 square foot building, while phase 2 includes a 2-story, 49,920 square foot building for Kindred Hospital, as allowed by the 2020 PUD Amendment. Phase 3, included in the current amendment, includes the medical office building located at the northwest corner of the site.

Greenspace

The site exceeds the required 10% active or passive greenspace requirement with 2.04 total acres of being dedicated as passive green space with this plat.

Utilities / Infrastructure

New water and sanitary sewer lines have been installed. Roadway dedications completed with the initial Final Plat include: (a) 16.5 feet along the eastern edge of the site for the future Gusewelle Lane; and (b) 25 feet to the north along the easternmost 660.74 feet of the site for the future east-west roadway. This plat will dedicate the westernmost 305.92 feet to the north, so that half of the right-of-way for a future east-west road will be dedicated.

Staff recommendation

Staff recommend approval of the Amended Final Plat & Final PUD Site Plan.