



**Meeting Date:** July 18, 2022  
**Meeting Time:** 6:00 P.M.  
**Meeting Location:** City Hall (first floor)  
118 Hillsboro Avenue

# LAND USE COMMITTEE AGENDA

## Committee Members

Cari Wenczewicz, 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. 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.



CONSULTING ENGINEERING  
GEOSPATIAL SERVICES

ILLINOIS | SWANSEA  
WATERLOO  
EDWARDSVILLE  
PEORIA

MISSOURI | ST. CHARLES  
ST. LOUIS  
COLUMBIA

TENNESSEE | NASHVILLE

**THOUVENOT, WADE  
& MOERCHEN, INC.**

EDWARDSVILLE  
600 COUNTRY CLUB VIEW, SUITE 1  
EDWARDSVILLE, ILLINOIS  
62025  
618-656-4040  
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:  
DATE SIGNED:  
LICENSE EXPIRATION:

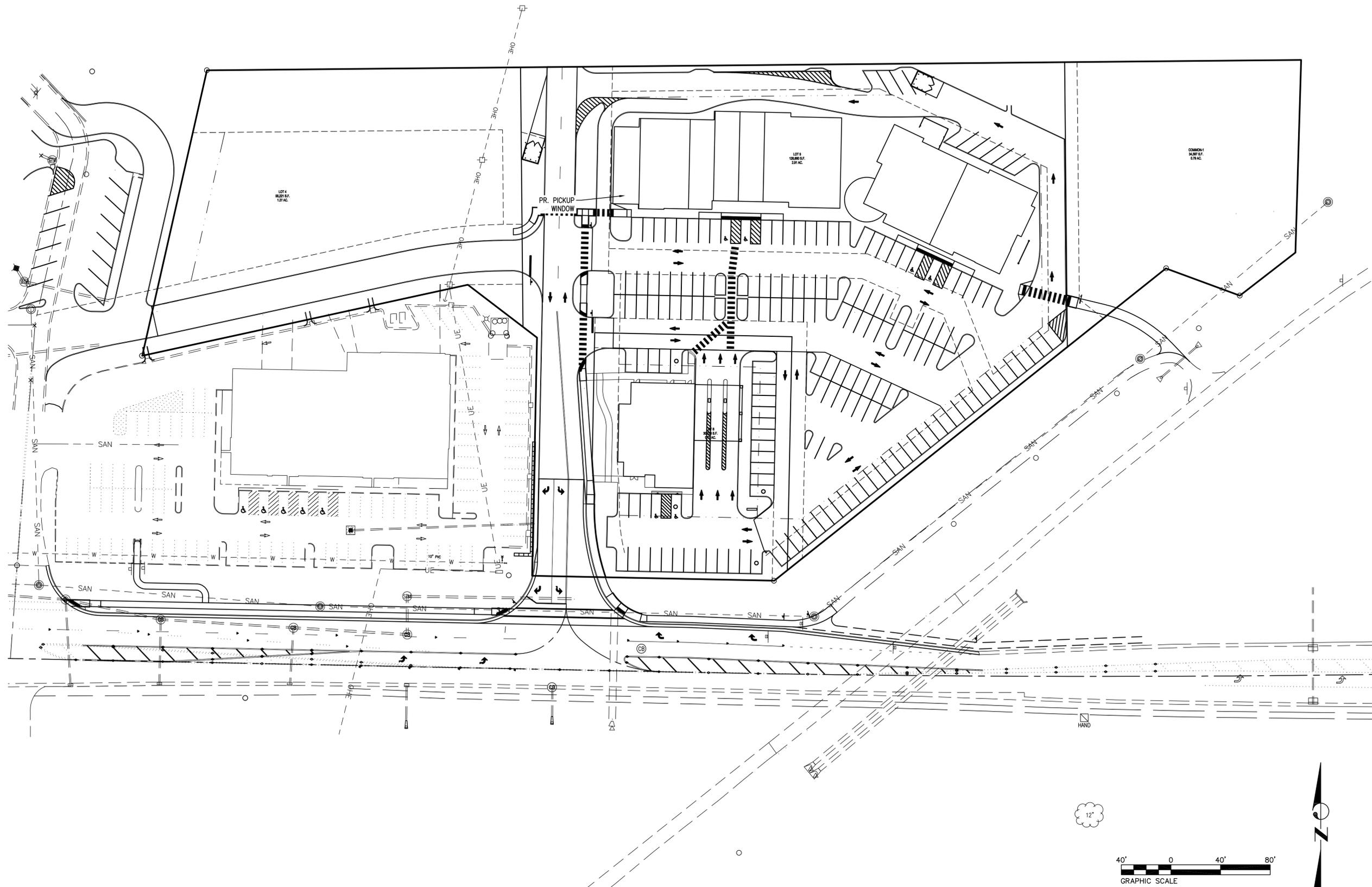
ISSUED FOR  
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
△		
△		
△		
△		

DRAWN BY:	JJV
DESIGNED BY:	JJV
CHECKED BY:	JBH
APPROVED BY:	JJV
PROJECT NO:	160870

PROJECT:  
IRONWORKS  
PLANNED UNIT DEVELOPMENT  
CITY OF EDWARDSVILLE  
MADISON COUNTY, ILLINOIS

TITLE:  
SITE PLAN - PUD AMENDMENT



P:\2016\160870\4 CAD - DWG\4.5 Sub\PUA Amendment - End Cap Drive Thru\160870-PUD Amendment - Site Plan.dwg Plotted By: jmenertloh

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 <sup>th</sup> 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		

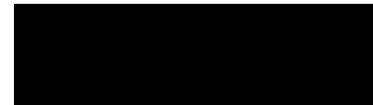
\*As an alternative, the applicant may provide a signed irrevocable Letter of Credit or a Performance Bond to the City in a sufficient amount to cover the costs of required public improvements.

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

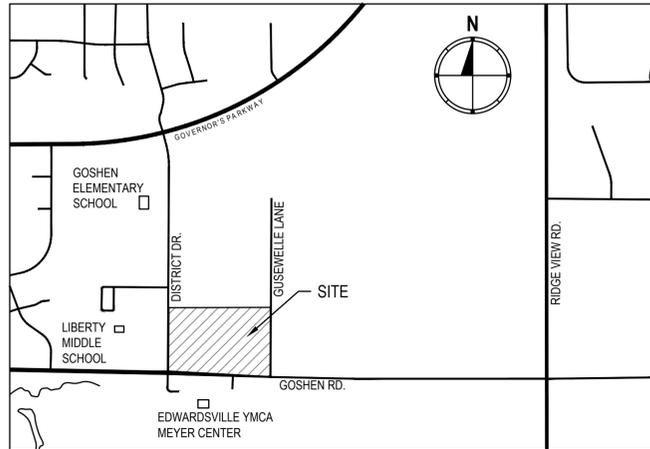
**OWNER / DEVELOPER**  
 ANDERSON REAL ESTATE LLC  
 ATTN: MIKE MARSHALL & KENNETH PANKOW  
 6800 IL-162, MARYVILLE, IL 62062  
 PHONE: 618.288.5711

**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:

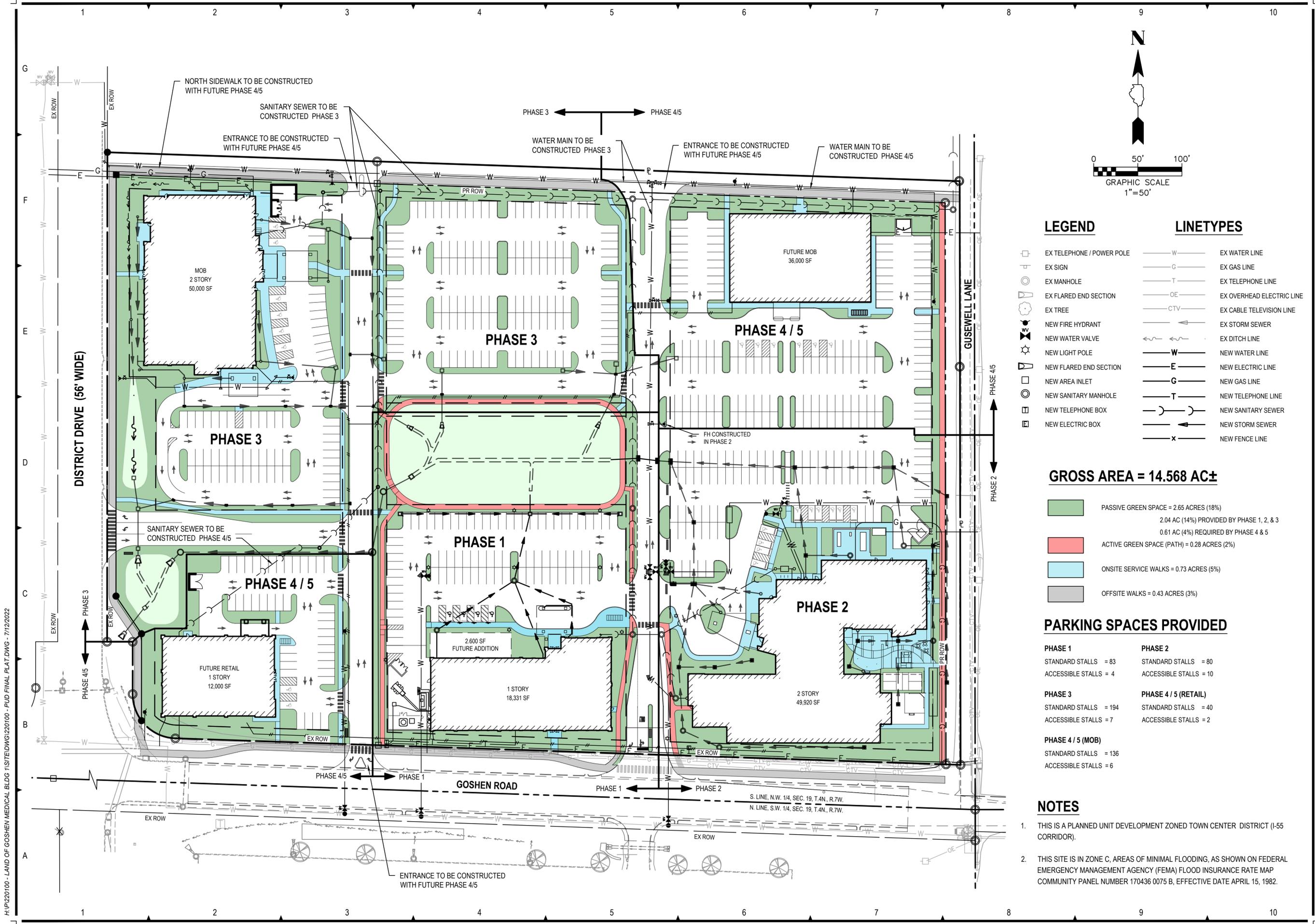
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AMENDED FINAL PLAT & PUD SITE PLAN  
 ANDERSON GOSHEN CAMPUS  
 EDWARDSVILLE, ILLINOIS  
 COVER SHEET

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

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



**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**

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

**NOTES**

- THIS IS A PLANNED UNIT DEVELOPMENT ZONED TOWN CENTER DISTRICT (I-55 CORRIDOR).
- 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.

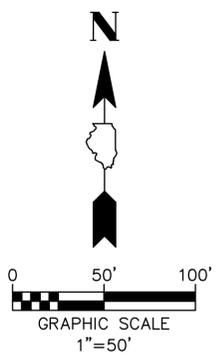
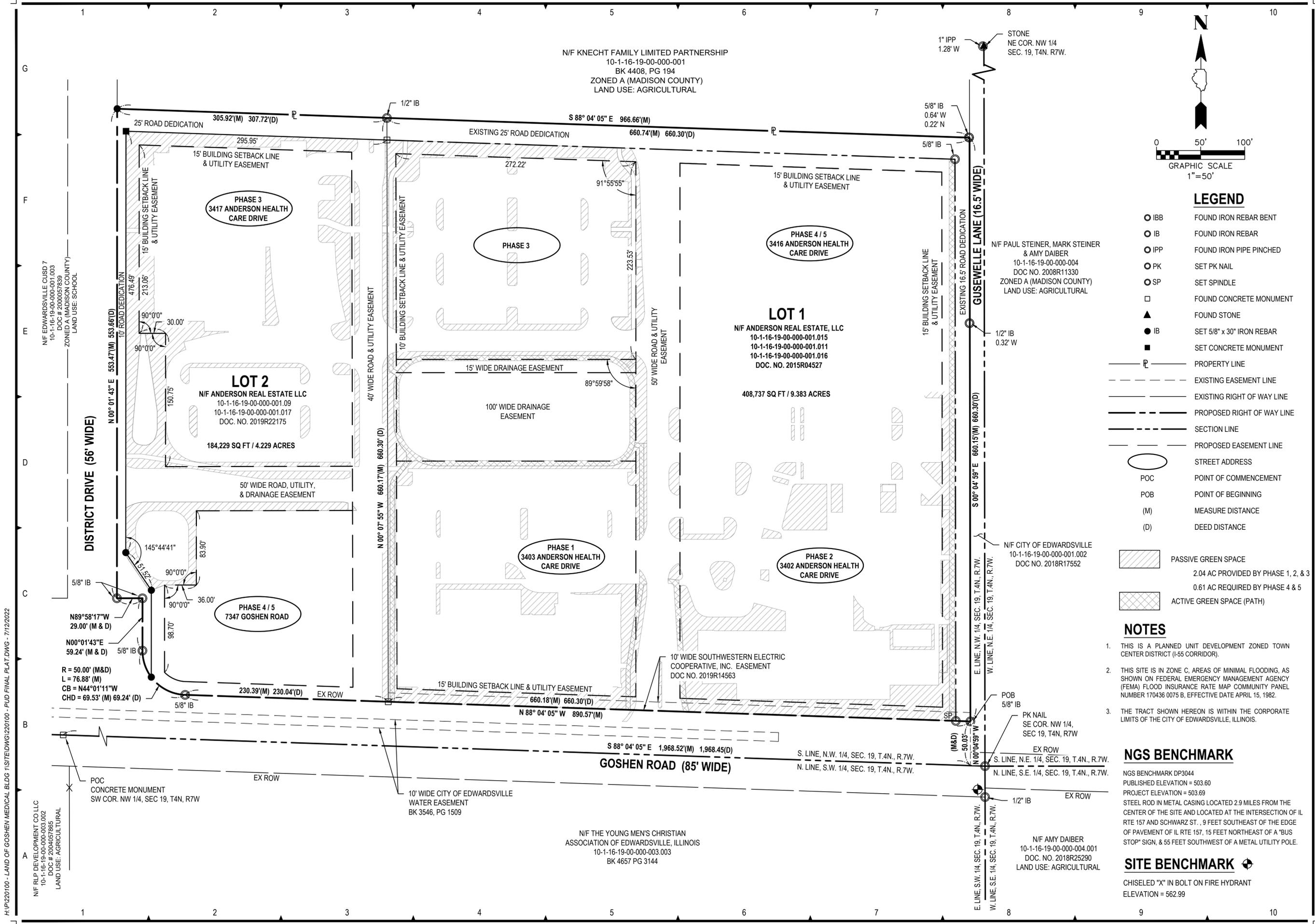
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**AMENDED FINAL PLAT & PUD SITE PLAN  
 ANDERSON GOSHEN CAMPUS  
 EDWARDSVILLE, ILLINOIS  
 FINAL SITE PLAN**

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**



**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.