



**Meeting Date:** October 20, 2022  
**Meeting Time:** 6:00 P.M.  
**Meeting Location:** City Hall (first floor)  
118 Hillsboro Avenue

# LAND USE COMMITTEE AGENDA

Committee Members

Kent Scheffel  
David Gerber  
Andrea Miracle

Tim Harr  
Tom Butts  
Bryson Baker

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## I. PUBLIC COMMENT

## II. APPROVAL OF MINUTES

A. July 18, 2022 meeting

## III. LAND USE CASES

A. Case 2022-34      One57 PUD  
                                 PUD Amendment  
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**  
*July 18, 2022*  
**6:00 PM**

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

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

**PRESENT**

Cari Wencewicz, Chair  
 Kent Scheffel  
 David Gerber  
 Andrea Miracle  
 Bryson Baker  
 Emily Calderon, Staff  
 Breana Buncher, Staff  
 Tammy Kehrer, Staff

Justin Venvertloh  
 Michelle Spillers

**ABSENT**

Tim Harr  
 Tom Butts

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

## A. Land Use Minutes of May 19, 2022

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

ROLL CALL: 4 Ayes, 0 Nays, 1 Abstain (Wencewicz)

**III. LAND USE CASES**

- A. Case 2022-17 Ironworks  
 PUD Amendment  
Developer: Contegra  
Engineer: TWM

This property is zoned B-2 Commercial/Business District and is 5.69 acres in size. It is designated as Commercial in the 2010 Comprehensive Plan.

The developer is proposing to allow two drive-thrus in the PUD, instead of one.

**Staff Recommendation:**

Staff recommends approval of the PUD Amendment with the following condition:

- 1.) An updated narrative be provided.

Justin Venvertloh stated the one drive-thru will be a pickup window and not an actual drive-thru that orders will be placed at.

Cari Wencewicz asked if there would be any signage at the entrance to the drive-thru as it is so far removed from the pickup window. Justin Venvertloh stated there will be some type of

signage there directing people.

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

ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain

- B. Case 2022-18 Anderson-Goshen Campus  
 PUD Site Plan/Final Plat  
Developer: Anderson Real Estate LLC  
Engineer: Oates Associates

In total, this property is 14.568 acres in size and is zoned Town Center within the I-55 Corridor District.

With this amended final plat, lot lines are being adjusted and this will be the Final Plat for Phase 3, which will be Lot 2.

STAFF RECOMMENDATION:

Staff recommends approval of the PUD Amendment.

Michelle Spillers stated the whole development is divided into two lots.

With this plat, there will be a dedication of half of the right-of-way for the east-west road along the newer Lot 2.

When Lot 1 was platted in the initial plat, they dedicated 16.5 feet along Gusewelle Lane and 25 feet along the North of the site for future roadway.

With Lot 2 now, they'll dedicate 25 feet to take this all the way over to District Drive for a future east-west roadway.

A few changes have been made related to storm sewer location within the development.

David Gerber asked if the same owner is going to own the new medical building and the future potential building. Michelle Spillers stated Anderson will own both lots.

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

ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain.

**IV. ADJOURNMENT** - Motion to adjourn by Ms. Wencewicz.



**RECEIVED**

AUG 22 2022

**PLANNED UNIT DEVELOPMENT  
APPLICATION FOR AMENDMENT**

BY: \_\_\_\_\_

Name of Development ONE57 P.U.D. Date: 08/15/22

Resolution # of Approved PUD: 401-02-2020 Date Approved: 6-24-2022

Location:

Section <u>15</u>	Area of entire tract <u>2.48 AC +/-</u>	Number of proposed lots <u>1</u>
Township <u>4N</u>	Number of proposed building envelopes <u>2 BUILDINGS</u>	
Range <u>8W</u>	Current Zoning <u>B2</u>	Proposed Zoning <u>B2</u>

Name of Developer ONE57 PARTNERS, LLC  
 Attn: MATTHEW J. PFUND  
 Email Address MATT@PFUNDCONSTRUCTION.COM  
 Address 3925 BLACKBURN ROAD  
EDWARDSVILLE, IL 62065  
 Phone( 618 ) 692-9502

Engineering Firm CRAWFORD, MURPHY & TILLY, INC  
 Attn: CHRISTOPHER J. STRITZEL, PE  
 Email Address CSTRITZEL@CMTENGR.COM  
 Address 314 WOLF STREET  
EDWARDSVILLE, IL 62065  
 Phone [REDACTED]

Property Interest of Applicant:     Owner     Contract Purchaser     Other \_\_\_\_\_

Requested Amendment(s) (attach additional sheets and supporting documents as necessary):  
ADDITION OF A NEW OUTDOOR BAR AND CANOPY STRUCTURE ON THE PATIO  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\*\*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.

AUGUST 15, 2022  
Date

8.15.22

Date

8/16/22

Date

Signature of Applicant  
[REDACTED]

Signature of Developer  
[REDACTED]

Signature of Property Owner(s)  
[REDACTED]

(attach additional sheets if necessary)



September 7, 2022

Ms. Breana Buncher  
City of Edwardsville  
200 E. Park Street  
Edwardsville, IL 62025

**Re: ONE57 PUD – Amendment Request**  
PUD 401-02-2020  
Edwardsville, IL

Ms. Buncher:

CMT is in receipt of staff comments for the proposed PUD Amendment to ONE57 dated September 2, 2022. Our team offers the following responses at this time:

1. Update the PUD Narrative to add the proposed amendment.  
**CMT RESPONSE:** The PUD Narrative has been updated and provided as part of the revised submittal.
2. Provide the total number of seating within the canopy area. This will be used to calculate the required parking to ensure that the parking requirements are met.  
**CMT RESPONSE:** The total number of seats for inside & under canopy seating for Peel Pizza will be 220.
3. The proposed canopy addition can be located no closer than five (5) feet from any project on the existing building. The Code allows for a small, covered walkway to connect the building and the proposed canopy so people can transition between the two in bad weather. If used, the design of this must be compliant with all applicable codes.  
**CMT RESPONSE:** After further discussions between the Owner & the City's Fire Chief, the proposed canopy has been adjusted to be flush with the face of the existing building. The proposed canopy will meet all applicable building codes, including appropriate fire protection requirements at time of the building permit application.

If more than 50% of the canopy opening (all 4 sides) are enclosed within permanent, fixed, or temporary wall panels, the area will be considered a building and must meet all applicable codes, including exit requirements, lighting requirements, alarm and sprinkler requirements.

**CMT RESPONSE:** No wall panels (temporary or permanent) are being proposed at this time.

Please let our team know if you have any additional questions or concerns regarding this information.

Sincerely,  
CRAWFORD, MURPHY & TILLY, INC.

Christopher J. Stritzel, P.E.  
Vice President & Director of Building & Site Services

CC: Patrick Thirion – Peel Pizza  
Matt Pfund – Pfund Construction

## **PUD Development Plan Narrative**

32 S. State Route 157, Edwardsville IL

ORIGINAL 10-27-2020

AMENDED 09-07-2022

### **1. Site Characteristics:**

- a. Total area of the project site is approximately 2.48 acres.
- b. The proposed land use is a single multistory mixed-use building with a restaurant and a Phase 2 building (future) on the ground floor and residential condominiums on the upper floors.
- c. Existing zoning is B-2. A Planned Unit Development (PUD) is proposed.
- d. Adjacent property zoning:
  - i. B-2 to west and north.
  - ii. R-2 to south and east.
- e. Due to excess IL Route 157 right-of-way (ROW), 10-foot front yard setback is proposed and was granted by the Zoning Board of Appeals on October 28, 2019.
- f. Due to 25-30-foot grade differential, a variance request was approved to place prohibited material in the eastern Transitional Buffer Yard (TBY). Prohibited materials include parking spaces, a drive and a shared walk. A fence and landscaping will be provided as shown on the Architectural Landscape Plan. Pursuant to the Land Use Committee meeting, the developer coordinated with the adjacent neighbors to see if he can assist in turning their unusable green space between the utility easement, which runs parallel with the development's eastern property line, and their parking lots into a conservation area. This would ensure the green space remains green and untouched to help screen the development from the adjacent apartments.
- g. A 25-foot TBY is proposed from the south property line. See the Landscape Plan.
- h. 25-foot side yard setbacks are proposed. Exception: On the west side, the garages will be no closer than 10-feet to the west property line.

### **2. Building Characteristics:**

- a. Approximate building height is 64 feet (5 stories).
- b. Approximate lease space square footage is 11,362 SF (7,267 SF restaurant and bar, 2,800 SF for Peel patio, and 1,295 SF for Phase 2 building). The residential ground floor amenities (elevator, stair tower, lobby, 'we work' space) is 2,293 SF.
- c. Approximate upper floor square footage is 5,716 SF per floor (4 floors total).
- d. An outdoor bar will be added to the Peel Patio with an open canopy structure to cover a portion of the outdoor patio seating. Approximate canopy coverage of outdoor patio is 1,328 SF.
- e. The number of residential units are 8.

### **3. Parking Characteristics:**

- a. City zoning code requires 126 parking spaces for 8 residential dwelling units and 220 inside & covered seats within the restaurant. A total of 139 parking spaces are provided, including ADA spaces and garage parking.
- b. A 12'x45' loading space is provided.
- c. An enclosed and screened trash refuse container is provided for both the restaurant and the residences, as detailed on the Architectural Plan.



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- d. All parking is at grade. Parking provided is open-air except for the 8 garage spaces.
- e. Parking spaces meets city code minimum size of 9x19 feet. Handicap spaces meets the minimum size of the latest Illinois Accessibility Code.

**4. Infrastructure Characteristics:**

- a. Streets:
  - i. No public streets are proposed. Access to the site is from IL Route 157 by a single, private access drive. The private access drive has one lane into the site and two lanes exiting the site. No improvements to IL Route 157 are warranted.
  - ii. A Traffic Impact Analysis has been completed and approved by Illinois Department of Transportation (IDOT). An Access Permit has been approved by IDOT..
- b. Storm Water:
  - i. All storm water pipes, and a storm water detention basin is private and meet the minimum requirements of the City's Land Development Code.
  - ii. A surface Storm Water detention basin is provided on the south end of the parking lot and north of the TBY.
  - iii. Storm water exits the site near the southeast corner and be conveyed in a proposed easement to the existing ditch southeast of Lancashire Drive.
- c. Sanitary Sewer:
  - i. A private 8-inch sewer lateral extends to the public sewer located on the subject property.
- d. Public Water:
  - i. A public water line is extended across IL Route 157 from the city's existing public 10-inch main along IL Route 157 and terminates just south of IL 157 with a fire hydrant and tee for future extension along IL 157. A private water service to the proposed development extends from this point and serve the development. A private fire hydrant is provided southwest of the building as well as a Fire Department Connection (FDC) on the south side of the building.
  - ii. An IDOT Utility Crossing Permit has been obtained for the crossing of IL Route 157.
- e. Traffic and Pedestrian Access Characteristics:
  - i. Interior concrete sidewalks are provided around the proposed building ingress/egress points to the private parking lot.
  - ii. A pedestrian/bike trail is provided from the southeast corner of the building, across the private entrance drive and along the east property line to the IL 157 ROW. A connection to Madison County Transit's (MCT) bike trail on ESIC drive is proposed and will be coordinated with the city, IDOT and MCT.
  - iii. The private access off IL 157 is three lanes, and transition to a two-lane, 24-foot wide drive as it enters the property. Then 22-foot wide two-way access aisle are provided in the parking lot.
  - iv. Trash pickup and deliveries flow through the parking lot and to the west side of the building/site.
  - v. Access for the city's fire truck is via the 35-foot wide private access from IL 157.
- f. Common Space, Green Space, Wetlands and Floodplain Characteristics:



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- i. No existing wetlands/floodplains are impacted by the improvements in this development.
- ii. A stormwater maintenance agreement was executed with the city of Edwardsville for the maintenance of the stormwater detention basin.
- iii. Active and passive green space is provided that meets or exceeds the city's minimum requirements. Passive green space includes the area on the perimeter of the site and connects to the IL 157 ROW. A total of 0.55 acres of passive green space is provided, which exceeds the 4% requirement of 0.10 acres. Active green space includes the pedestrian/bike trail on the property. 12% of the residential square footage is required (9,463.1 SF) and 8,680 SF (1,650 onsite and 7,030 offsite) is provided. The Developer has bought out of the difference of active green space, calculated as:  $\$41,000 * ((9,463.1 \text{ SF} - 8,680 \text{ SF}) / 43,560) = \$737.09$ . The Developer has constructed a shared path to connect the site to the MCT bike trail east of ESIC Drive, serving as Active Green Space for this project. The shared path was designed and located in coordination with the City staff and IDOT standards.

## **PUD Development Plan Narrative**

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(new content in red and strikethrough of old)

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Crawford, Murphy & Tilly

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    - ii. A Traffic Impact Analysis has been completed and approved by Illinois Department of Transportation (IDOT). An Access Permit has been approved by IDOT. ~~and is waiting for the developer to sign and provide a surety bond.~~
  - b. Storm Water:
    - i. All storm water pipes, and a storm water detention basin ~~will be~~ private and meet the minimum requirements of the City's Land Development Code.
    - ii. A surface Storm Water detention basin ~~will be~~ provided on the south end of the parking lot and north of the TBY.
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- f. Common Space, Green Space, Wetlands and Floodplain Characteristics:
  - i. No existing wetlands/floodplains are impacted by the improvements in this development.
  - ii. A stormwater maintenance agreement ~~was~~~~will be~~ executed with the city of Edwardsville for the maintenance of the stormwater detention basin.
  - iii. Active and passive green space ~~will be~~ provided that meets or exceeds the city's minimum requirements. Passive green space ~~will include~~~~includes~~ the area on the perimeter of the site and connects to the IL 157 ROW. A total of 0.55 acres of passive green space ~~will be~~ provided, which exceeds the 4% requirement of 0.10 acres. Active green space ~~will include~~~~includes~~ the pedestrian/bike trail on the property. 12% of the residential square footage is required (9,463.1 SF) and 8,680 SF (1,650 onsite and 7,030 offsite) is provided. The Developer ~~will buy~~~~has bought~~ out of the difference of active green space, calculated as:  $\$41,000 * ((9,463.1 \text{ SF} - 8,680 \text{ SF}) / 43,560) = \$737.09$ . ~~It is the Developer's intent to construct~~~~The Developer has constructed~~ a shared path to connect the site to the MCT bike trail east of ESIC Drive, ~~which would serve~~~~serving~~ as Active Green Space for this project. The shared path ~~will be~~~~was~~ designed and located in coordination with the City staff and IDOT standards ~~once the City has received this parcel from IDOT, planned for December 2020.~~

# AMENDMENT TO 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

**P.U.D. AMENDMENT NOTES**

- ADDRESS OF SUBJECT PROPERTY IS #100 QUARTZ KNOLL (#101 QUARTZ KNOLL FOR THE METER CORRAL) AS APPROVED BY THE MADISON COUNTY 911 COORDINATOR ON THE PREVIOUSLY RECORDED FINAL PLAT AND FINAL P.U.D. SITE PLAN AS SHOWN IN PLAT BOOK 64 ON PAGE 337 OF MADISON COUNTY RECORDS.
- ILLINOIS DEPARTMENT OF TRANSPORTATION REGION FIVE APPROVAL OF IDOT ACCESS PERMIT #8-33148 DATED 1-15-21 ALSO FOUND ON THE PREVIOUSLY RECORDED FINAL PLAT AND FINAL P.U.D. SITE PLAN AS SHOWN IN PLAT BOOK 64 ON PAGE 337 OF MADISON COUNTY RECORDS.

**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 ONE57 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.

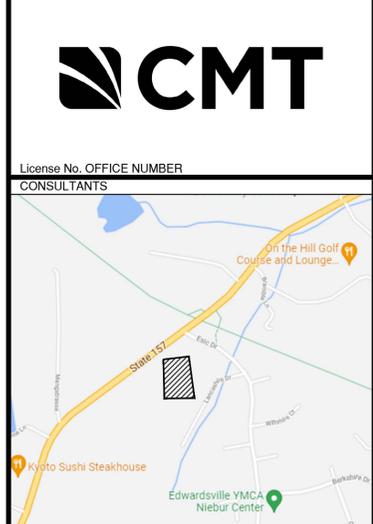
\_\_\_\_\_  
Plan Commission Chair Date

**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 1 1/2 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:**  
ONE57 PARTNERS, LLC  
PO BOX 67  
EDWARDSVILLE, IL 62025  
CONTACT: MATTHEW PFUND  
PHONE: 618-520-9541

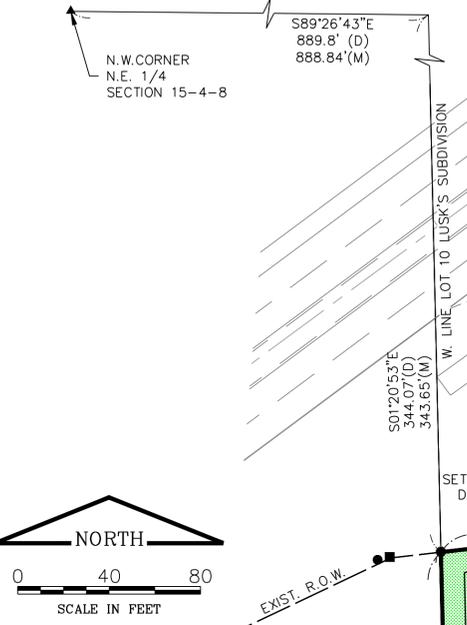
**PRELIMINARY**



My license expires: 11-30-2022

MARK	DATE	DESCRIPTION
PROJECT NO:	22004439.00	
CAD DWG FILE:	22004439.00_PUD Amendment.dwg	
DESIGNED BY:	JRS	
DRAWN BY:	MEM	
CHECKED BY:	MEM	
APPROVED BY:	MEM	
COPYRIGHT:	CRAWFORD, MURPHY & TILLY, INC. 2021	
SHEET TITLE		
AMENDMENT TO FINAL PLAT & P.U.D. SITE PLAN		
AUGUST, 2022		
CC #3305		
SHEET	1	OF 1

- 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 COMMANGAGE
  - ▲ 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
  - ▨ DENOTES SHIPPING CONTAINER BAR



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.

10' BUILDING SETBACK EXCEPTION DOC.#2020R44999

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

10' BUILDING SETBACK EXCEPTION DOC.#2020R44999

P.O.B.

**GREEN SPACE LEGEND**

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

**GREEN SPACE SUMMARY**

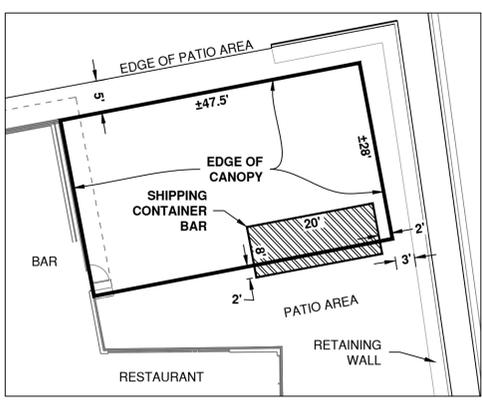
	REQUIRED	PROVIDED
PASSIVE	0.10 AC	0.55 AC
ACTIVE	9,463.1 SF	8,680 SF*

\*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).

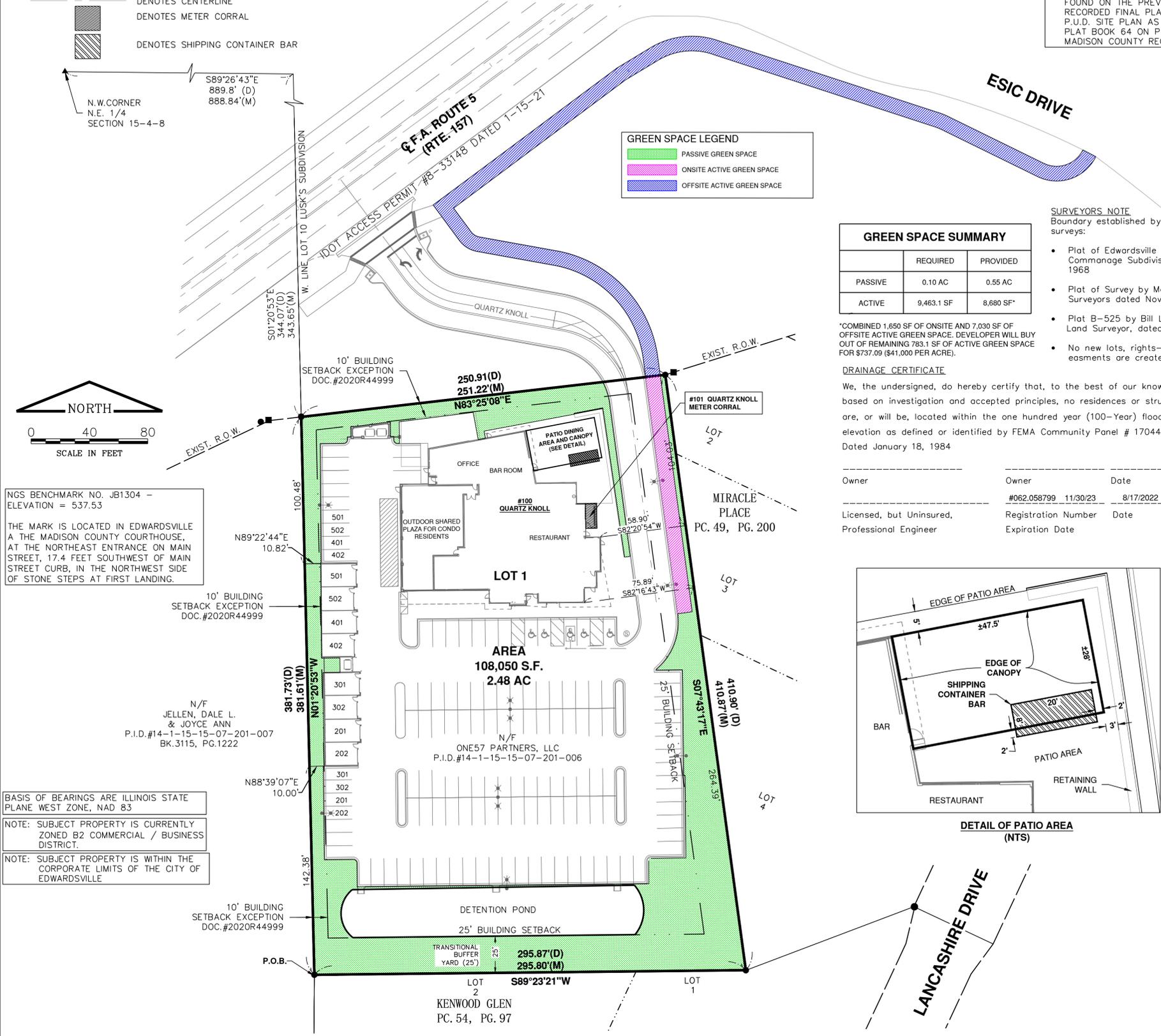
**DRAINAGE CERTIFICATE**

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	Owner	Date
Licensed, but Uninsured, Professional Engineer	#062.058799	11/30/23
	Registration Number	Date
	Expiration Date	



DETAIL OF PATIO AREA (NTS)



Path: M:\9000\Drawings\Wood\22004439.00\_PUD\Amendment\22004439.00\_PUD Amendment.dwg  
Date: Wednesday, September 7, 2022 9:40:50 AM

ERS' BOOZE

SODA F

Foreman 300 BTU

L.B. WHITE





ICE CREAM • CANDY • BURGERS • BOOZE





**Administrator’s Report**  
**One 57 PUD fka/505 Development Group PUD also fka/32 S. State Rt. 157**  
**PUD Development Plan Amendment**  
**Land Use Committee – October 20, 2022**  
**Case 2022-34**



Owner/Developer: ONE57 Partners, LLC

Location: 32 S. State Route 157

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Zoning:	B-2 Commercial / Business District PUD
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 provides sanitary sewer and water, while electric and gas are provided by Ameren.
Access:	One point of ingress/egress exists on Route 157, as approved by IDOT.
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.

**Proposed Amendments to PUD:**

1. The proposed PUD Amendment includes the addition of an attached canopy structure (47.5' x 28') and a freestanding outdoor bar (8' x 20') that will be located under the canopy that will be enclosed seasonally.

**Staff Discussion:**

The canopy structure will be attached to the building and will provide a covered space for customers to dine. The total number of seats for both indoor and outdoor dining will be 220, requiring 110 parking spaces (1 space per 2 seats). The existing 8 residential units require an additional 16 parking spaces, bringing the total required for this site to 126. A total of 139 parking spaces are provided.

Per fire department requirements, the design of the proposed canopy is flush with the face of the existing building and the design meets all applicable building and fire codes. The area covered by the canopy will be enclosed seasonally with removable panels and will not be permanently installed. The developer will not be heating the enclosure with any external forced air systems. They intend on heating the patio with infrared patio heaters.

The proposed bar will be a shipping-container style (see attached renderings) and the style and building materials are similar to the existing primary structure. The canopy will be metal, as well.

No other changes to the PUD are proposed.

**Staff Recommendation:**

Staff recommends approval of the amendment to the PUD Development Plan.