



Meeting Date: November 17, 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

I. PUBLIC COMMENT

II. APPROVAL OF MINUTES

A. October 20, 2022 meeting

III. LAND USE CASES

A. Case 2022-36 Hawthorne Hills Phase 3
Final Subdivision Plat
Developer: Hawthorne Hills, LLC
Engineer: TWM

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
October 20, 2022
6:00 PM

Approved: _____

Date: _____

PRESENT

Kent Scheffel
 Andrea Miracle
 Tim Harr
 Tom Butts
 Bryson Baker
 Steve Stricklan, Staff
 Breana Buncher, Staff
 Tammy Kehrer, Staff
 Eric Williams, Staff

Patrick Thirion

ABSENT

David Gerber

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

A. Land Use Minutes of July 18, 2022

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

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

III. LAND USE CASES

- A. Case 2022-34 One57 PUD
 PUD Amendment
Developer: One57 Partners, LLC
Engineer: CMT

This property is zoned B-2 Commercial/Business District. The property is about 2.48 acres. It is designated as Commercial in the 2010 Comprehensive Plan.

This is the second amendment for this PUD. The previous one was in 2020.

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. The space will be heated from the existing building.

Staff Recommendation:

Staff recommends approval of the PUD Amendment with the following conditions being addressed by the Plan Commission meeting:

- 1.) The narrative be updated to incorporate the seasonal enclosure of the new structure
- 2.) Architectural renderings of the attached canopy and bar

Tim Harr asked for clarification as to why a PUD Amendment was needed for this. Breana Buncher stated that it wasn't a part of the original site plan.

Andrea Miracle asked to clarify that it was not in violation of any building codes. Breana Buncher stated it was not as well as not in violation of any zoning code.

Bryson Baker asked if it was going to be permanent in place or if it could be moved. Patrick Thirion from Peel responded it could be moved with a crane. He also said it would be built off-site and set in place.

Andrea Miracle asked if there would be potted plants or landscaping around the structure. Patrick Thirion said they do have potted plants around there with mums currently in there and they just finished additional landscaping to make it a little nicer there.

Bryson Baker asked if this area would be additional seating for the restaurant. Patrick Thirion said it could be used for that or for a special event. He said half of the patio would have soft seating so only part of it would have tables and chairs.

Tom Butts asked if the parking requirements are still being met with this addition. Breana Buncher stated it would be.

MOTION: Approve (Butts), SECONDED: (Harr)

ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain

IV. ADJOURNMENT - Motion to adjourn by Kent Scheffel.

RECEIVED
OCT 07 2022

Case No. 2022-36



BY: _____ APPLICATION FOR APPROVAL
OF
FINAL SUBDIVISION PLAT

Date 10/3/2022

Name of Subdivision Hawthorne Hills Phase 3

Preliminary Plat Approved by City Council on _____
(Date)

Location:

Section 24 Area of entire tract 3.65
Township 4N Number of proposed lots 9
Range 8W Current Zoning R-1 Proposed Zoning R-1

Name of Developer Hawthorne Hills LLC

Attn: Kevin Jones

Email Address kjones@premierhomesllc.com

Address 20 Junction Drive

Glen carbon, Illinois 62034

Phone(618) 656-2180

Property interest of Developer/Applicant

(x) Owner () Contract Purchaser () Other _____

Engineering Firm TWM

Email Address jvenvertloh@twm-inc.com

Attn: Justin Venvertloh

Address 600 Country Club View, Suite 1

Edwardsville, Illinois 62025

Phone(618) 656-4040

BOND/LETTER OF CREDIT INFORMATION

Name of Bank CNB Bank & Trust

Attn: Paul Millard

Address 212 Evergreen Lane

Glen Carbon, IL 62034

Phone(618) 650-8632

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

Justin Venvertloh

Signature of Engineer

REQUIREMENT	SECTION	YES	NO	N/A
Thirty (30) Prints of Subdivision Final Plat	3-4.1	x		
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
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		

Final Plat
 Subdivision Name _____

Page 3 of 3
 Case No. _____

REQUIREMENT	SECTION	YES	NO	N/A
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.	3-4.2(v)			X

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



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

THOUVENOT, WADE & MOERCHEN, INC.

EDWARDSVILLE OFFICE
600 COUNTRY CLUB VIEW, SUITE 1
EDWARDSVILLE, IL 62025
618.656.4040
TWM-INC.COM

November 4, 2022

City of Edwardsville
200 E Park Street
Edwardsville, Illinois 62025

RE: Hawthorne Hills Phase 3 – Final Plat

Ms. Buncher,

TWM is in receipt of the Hawthorne Hills Final Plat review letter dated November 3rd, 2022 and offer the following responses to the comments.

1. Provide the following on the Plat
 - a. Lot widths for Lots 18-24 along the setback Line **Labels have been provided.**
 - b. Label easements **Easement labels have been provided.**
 - c. Show the existing sewer easement on Lot 21 **The existing sewer easement has been shown and labeled.**
 - d. Increase the front yard easement on Lot 24 to fully capture the installed water main. **Easement has been adjusted as requested.**
2. Provide the following on the Cover Sheet.
 - a. Provide the typical lot detail that was provided on the preliminary plat. **Typical Lot Detail has been provided.**
 - b. Provide the following notes. **Notes have been added.**
 - c. Confirm the greenspace for the development has been provided proportionately in accordance with Section 5-17.1 (g) and provide the calculation on the cover sheet. **Greenspace calculations have been provided.**

Respectfully,

Thouvenot, Wade & Moerchen, Inc.

Justin Venvertloh

Justin Venvertloh, PE
Project Manager

CC: Kevin Jones – Premier Homes
Encl: Final Plat



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

EDWARDSVILLE OFFICE
600 COUNTRY CLUB VIEW
EDWARDSVILLE, IL
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
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION: 11.30.23

ISSUED FOR REVIEW
9/26/2022

REV.	DATE	DESCRIPTION
1	11/7/22	CITY COMMENTS
2		
3		
4		

DRAWN BY: JJV
DESIGNED BY: JJV
CHECKED BY: EMB
APPROVED BY: EMB
PROJECT NO: D24-140333E

PROJECT:
HAWTHORNE HILLS SUBDIVISION
PHASE 3 FINAL PLAT
CITY OF EDWARDSVILLE
MADISON COUNTY, ILLINOIS

TITLE:
FINAL PLAT

LEGEND

- 50' ROW LINE
- 25' FRONT BUILDING SETBACK LINE
- DRAINAGE AND UTILITY EASEMENT LINE SHALL BE 15' WIDE ADJOINING STREETS UNLESS OTHERWISE NOTED. DRAINAGE AND UTILITY EASEMENTS ADJOINING SIDE LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
- XXXX LOT ADDRESS
- IRON PIN/ PIPE FOUND
- 30" X 1/2" IRON PIN SET OR TO BE SET
- CONCRETE MONUMENT FOUND
- 4"X4"X24" CONCRETE MONUMENT TO BE SET

CURVE TABLE						
CURVE #	CHORD BEARING	CHORD DISTANCE (FT)	ARC LENGTH (FT)	RADIUS (FT)	EXTERNAL TANGENT (FT)	DELTA
C1	N63°23'21"W	114.91	116.56	200.00	59.99	33.39
C2	N23°22'29"W	158.34	162.80	200.00	86.21	46.64
C3	N63°23'21"W	100.55	101.99	175.00	52.49	33.39
C4	N43°02'12"W	22.32	22.34	175.00	11.19	7.31
C5	N23°37'49"W	95.00	96.21	175.00	49.35	31.50
C6	N03°58'06"W	23.88	23.90	175.00	11.97	7.83
C7	N11°17'08"W	87.63	88.20	225.00	44.67	22.46
C8	N34°36'16"W	94.25	94.95	225.00	48.19	24.18
C9	N53°08'56"W	50.59	50.70	225.00	25.46	12.91
C10	N69°50'39"W	80.00	80.43	225.00	40.65	20.48

Lot Number	Lowest Allowable Opening
16	550
17	546
18	545
19	546
20	545
21	542
24	-
25	-
26	-



Property Size: Approximately 3.65 acres

Topography & Vegetation: The site is generally flat, sloping to the east toward detention basin

Utilities and Services: All utilities have been installed to the City's satisfaction. Water and sanitary sewer service, and fire protection will be provided by the City of Edwardsville. Electric and gas is provided by Southwestern Electric Cooperative.

Access: Phase 3 of Hawthorne Hills is accessible via Gray Oak Drive, which connects to Hawthorne Hills Drive and Goshen Road to the north.

Sidewalks: Sidewalks are existing.

Staff Discussion

Hawthorne Hills Phase 3 Final Plat consists of nine (9) lots (Lots 16-21 & Lots 24-26). The lots are located just west of the Commons-5 detention basin. Greenspace requirements are satisfied with this additional phase.

The Hawthorne Hill Phase 3 improvements have been completed. The City is currently waiting for a surety bond from the developer.

Staff Recommendations

Staff recommends approval of the Hawthorne Hills Phase 3 Final Plat.