

LAND USE COMMITTEE
EDWARDSVILLE PLAN COMMISSION
April 25, 2019
7:00 PM

PRESENT

John Mullane, Chairman
 John McDole, Vice Chair
 David Gerber
 Mark Rabe
 Ryan Zwijack, Staff
 Cheryl Porter, Staff
 Lisa Schneck, Staff
 Justin Venvertloh, Thouvenot, Wade and Moerchen, Inc.

ABSENT

Kevin West
 Veronica Armouti, PC Chairman

At the regular meeting of the Plan Commission's Land Use Committee, the following item was discussed:

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

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

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

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

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

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

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

Ryan Zwijack asked if the square footage of detention meets the drainage. Justin Venvertloh agreed. Generally the site plan has stayed the same.

Cheryl Porter also stated language will need to be added that the dumpster locations will be excluded

from the cross access easements. A note will need to be added to the plat stating it is subject to the terms and conditions of the approved PUD Development Plan that was approved by resolution no. 214-02-2018.

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

Motion: Rabe. Move to recommend approval of this revised plat to the Plan Commission at the next regularly scheduled meeting with the changes as proposed to the language as discussed by staff.

SECONDED: McDole. Ayes: 3, Nays: 0, Abstain: 1.

REMINDER:

PLAN COMMISSION MEETING: *Monday, May 20, 2019 at 7:00 p.m.* at City Hall, City Council Chambers, 118 Hillsboro Avenue.