



Meeting Date: February 22, 2022
Meeting Time: 6:30 P.M.
Meeting Location: City Hall (first floor)
118 Hillsboro Avenue

LAND USE COMMITTEE AGENDA

Committee Members

Cari Wencewicz, Chair
Beth Schlueter, Vice Chair
David Gerber

Kent Scheffel
Andrea Miracle
Tim Harr

I. PUBLIC COMMENT

II. APPROVAL OF MINUTES

A. January 20, 2022 meeting

III. LAND USE CASES

A. Case 2022-01 Dorset Plaza LLC
PUD Development Plan
Developer: Chris Byron
Engineer: TWM

IV. ADJOURNMENT

PLAN COMMISSION MEETING: Monday, March 21, 2022 at 7:00 p.m. in City Hall
Council Chambers, 118 Hillsboro Avenue.

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
January 20, 2022
6:00 PM

Approved: _____

Date: _____

PRESENT

Kent Scheffel
David Gerber
Andrea Miracle
Tim Harr

Paul Hanson
Mike Rathgeb

ABSENT

Cari Wencewicz, Chairman
Beth Schlueter, Vice Chair
Brian Pepper

Emily Calderon, Staff
Breana Buncher, Staff
Tammy Kehrer, Staff
Eric Williams, Staff

I. PUBLIC COMMENT - None

II. APPROVAL OF MINUTES

A. Land Use Minutes of October 21, 2021

MOTION: Mr. Harr. Approval of the minutes of October 21, 2021 are so moved.

SECONDED: Mr. Gerber.

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

III. LAND USE CASES

A. Case 2022-06 Gerber Park
PUD Development Plan
Developer: Boulder Holdings, LLC
Engineer: TWM

This is at the intersection of Governor's Parkway and Gerber Road. It is approximately 3 acres of land and is identified as "Neighborhood" in the 2010 Comprehensive Plan.

The proposal is for a Terrace Home Community. There will be 21 homes consisting of 6 buildings with three 4-unit and three 3-unit. There will 81 parking spaces consisting of 30 garage spaces, 30 driveway spaces, and 21 additional spaces. These will be owner-occupied with maintenance free living.

The homeowners association will own and maintain all of the common space, roadways,

greenspace areas, and the exterior of the buildings.

There is a 25 foot setback shown to the perimeter lines of the property and between the structures it will be 15 feet.

The utilities will be City of Edwardsville for water and sewer and Ameren for electric and gas. The storm sewer system on site will be privately owned and take the storm water from the development over to the western edge of the property where the ground naturally slopes to a detention basin.

Access to the development will be one access point immediately across from the Stonebrooke subdivision off Gerber Road.

There will be a sidewalk provided to funnel all the pedestrians from the development up to the crosswalk on Gerber Road and pedestrians will be able to use the sidewalk on the north side of Gerber Road to get down to the intersection.

The greenspace requirements will be exceeded with this development giving plenty of open space.

With regard to design guidelines, the buildings will meet the R-2 guidelines as well as the R-1 guidelines.

Mike Rathgeb was present to discuss the development. He went through the renderings that were presented. The single story units will be geared to the empty nesters. The units with a single car garage and all bedrooms upstairs will be geared to the millenials. The price point will be between \$300,000 and \$400,000. He said this development will address lifestyle as certain segments of the population want a maintenance free lifestyle. He went through the site plan discussing the layout of the development and explained why they are placing the units in the way they are. There are going to be 20 homes now versus the 21 previously presented.

David Gerber asked how many single family homes could be built there if it wasn't a PUD. Emily Calderon stated it would be 17.

Tim Harr stated this development is a very good use of a PUD.

Mike Rathgeb said these would be townhomes from a legal description standpoint for financing purposes.

Emily Calderon went over the variations being sought.

Variations:

- 1.) More than one principal structure on a lot
- 2.) 20 foot minimum setback to Gerber Road
- 3.) Minimum 15 foot setback between buildings
- 4.) Sidewalks provided as shown
- 5.) Parking/drive aisle located 4 feet from east property line

Staff recommendation would be to approve with the following edits made prior to Plan

Commission:

- 1.) Indicate Boulder holdings as owner/developer
- 2.) Indicate ROW acreage
- 3.) Site plan should be re-labeled from P. 1 to P. 3
- 4.) Indicate POC and POB on page 2 of PUD Development Plan
- 5.) Building footprints scale to 65 feet x 90 feet. Please add these dimensions to the site plan.
- 6.) Add number of off-street parking spots provided in parking trays/areas
- 7.) Sanitary sewer needs to be shown clearly on the site plan
- 8.) Setback layer needs to be brought to the front so that they are clearly visible
- 9.) Please indicate pavement width on plans
- 10.) Please provide covenants and restrictions
- 11.) Need ECOCAT, IHPA, NFIP, and FIMA flood map letters
- 12.) Remove all references to silo accessory structure on plans (p.1 site plan)
- 13.) Indicate where the proposed location of signage for the PUD Development Plan will be located on the site plan
- 14.) Add to narrative: request for drive aisle to be less than 5 feet from east side lot line
- 15.) Address design guidelines

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

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

IV. ADJOURNMENT

Motion to adjourn by Mr. Scheffel.



PLANNED UNIT DEVELOPMENT DEVELOPMENT PLAN APPLICATION

Name of Development Dorset Court Plaza Date 1/27/22

Location:

Section 15 Area of entire tract 1.40 Ac.
 Township 4N Number of proposed building envelopes 1
 Range 8W Current Zoning R-2 Proposed Zoning R-2

Name of Developer Dorset Court Plaza LLC Engineering Firm TWM
 Attn: Christopher W. Byron Attn: Justin Venvertloh, PE
 Email Address cwb@bcplaw.com Email Address jvenvertloh@twm-inc.com
 Address 411 St Louis Street Address 600 Country Club View, Suite 1
Edwardsville, Illinois 62025 Edwardsville, Illinois 62025
 Phone (618) 655-0600 Phone (618) 656-4040

Property interest of Applicant: () Owner () Contract Purchaser () Other _____

REQUIREMENTS	Section	Included	Deficient	N/A
Name of the proposed PUD development	1243.07 2.A.	x		
Names, addresses and phone numbers of the owner(s) of record, and licensed engineer, surveyor or designer responsible for the planning, engineering, survey and design and date of submittal.	1243.07 2.A.	x		
A location map with north arrow	1243.07 2.B.	x		
Gross and net acreage area of proposed subdivision, acreage of street rights-of-way; the acreage of any areas reserved for common use of the property owners within the subdivision and/or for public use; and the gross acreage reserved for green space, the net acreage for active green space and met acreage for passive green space.	1243.07 2.C.	x		
Legal description of the entire planned development and identification of the portion of Public Lands Survey in which the PUD is located.	1243.07 2.D.	x		
Detailed information on land areas adjacent to the proposed PUD *Purpose is to show the relationships between the proposed development and adjacent areas, including Zoning District classification of the subject tract and adjacent land uses, densities and intensities, circulation systems, public facilities, floodplains, wetlands, and other natural resource areas.	1243.07 2.E.	x		
All lot lines adjacent to and abutting the planned unit development.	1243.07 2.F.	x		
Types of existing vegetation and topography of the tract to be developed.	1243.07 2.G.	x		

PUD - Development Plan Application

PUD Name _____

Case No. _____

<i>REQUIREMENTS</i>	<i>Section</i>	<i>Included</i>	<i>Deficient</i>	<i>N/A</i>
Locations of such features as bodies of water, ponding areas, natural drainage, railroads, cemeteries, and bridges.	1243.07 2.H.	x		
Rights-of-way lines of all existing streets, other existing rights-of way and existing easements. Includes accurate locations of all streets intersecting the boundaries of the PUD, include street names, ROW width, pavement width and existing sidewalks.	1243.07 2.I.	x		
Accurate tract 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 ten thousand (10,000) feet; or not more than 0.5 foot, whichever is less.	1243.07 2.J.	x		
Building sites numbered within the PUD, including building envelop dimensions and areas.	1243.07 2.K.	x		
Purpose(s) for which sites, other than private building envelopes, are needed. Includes active and passive green space areas and required drainage areas.	1243.07 2.L.	x		
Payment of the required application fee.	1243.07 2.M.	x		
A list containing the names and addresses of all owners of property located within three hundred feet (300') of the property.	1243.07 2.N.	x		
Off-street parking areas and facilities, service areas, loading areas and points of access to adjacent public rights-of-way	1243.07 2.P.	x		
A pedestrian and bike path circulation system. Includes trails and its interrelationship with the traffic circulation system. Also includes proposed treatment of points of conflict with the traffic circulation system.	1243.07 2.Q.	x		
A landscape plan showing the materials to be used and their treatment for private and common open space	1243.07 2.R.	x		
The proposed treatment of the perimeter of the PUD, including land use restrictions, setbacks, landscaping, and other measures, such as screens, fences and walls.	1243.07 2.S.	x		
<i>CONDITIONAL REQUIREMENTS FOR PHASED DEVELOPMENT</i>	<i>Section</i>	<i>Included</i>	<i>Deficient</i>	<i>N/A</i>
The approximate date when construction of the project can be expected to begin	1243.07 2.O. 1)	x		
The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin	1243.07 2.O. 2)	x		
The anticipated rate of development	1243.07 2.O. 3)			x
The approximate date when the development of each of the stages will be completed	1243.07 2.O. 4)			x
The area and location open space, community and public facilities, and preserved floodplains, wetlands, and other natural resource areas that will be provided at each stage.	1243.07 2.O. 5)			x

PUD – Development Plan Application

PUD Name _____

Case No. _____

In addition to the preceding requirements and as part of due diligence review efforts, please be advised of the following necessary verifications:

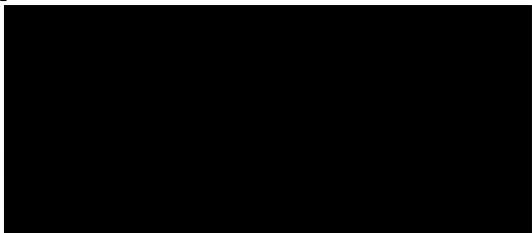
- Location and size of existing sanitary and storm sewers, water lines (with static pressure), non-City utilities such as electricity, natural gas, cable, and telephone, fire hydrants, Flood Hazard Areas, and proposed location of general stormwater detention basins.
- Existing and proposed streets and street ROW will be in compliance with Table 5-A of Division 1 Article 5 of the Land Development Code. Dedication of additional ROW on existing streets may be required.
- Direct driveway access to arterial streets is consistent with the Land Development Code.
- Proposed PUD provides adequate means of ingress and egress consistent with the Land Development Code and the requirements of the Fire Department.
- Existing or proposed street properly connects to adjoining property and/or stub streets, and whether proposed or existing streets are called out in the Comprehensive Plan for future street improvements.
- Proposed cul-de-sacs are 500 feet in length or less, the block lengths are between 500 and 1,400 feet in length (not less than 1,000 feet on collector streets)
- Sidewalks will be on both sides of the street throughout the entire PUD.
- A set of signed "as-built" public improvement plans acceptable to the Public Works Department is required prior to moving to the PUD Site Plan stage.*

*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.

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.

1/27/2022

Date



Date

Justin Venvertloh

Signature of Engineer

Signature of Developer

PUD Development Plan
Narrative

*Dorset Court Plaza
Edwardsville, Illinois*

Prepared by:
Thouvenot Wade & Moerchen Inc.
600 Country Club View
Edwardsville, Illinois 62025
Phone - 618-656-4040
Fax - 618-656-4343
Email - jvenvertloh@twm-inc.com

January 31,2022

Applicant

Dorset Court Plaza LLC
411 St Louis Street
Edwardsville Illinois 62025
618-655-0600
cwb@bcplaw.com

The Dorset Plaza Planned Unit Development will be located on a 1.24 Acre parcel. The complex will consist of one (1) residential along with associated site improvements. The residential buildings will have a mix of 1-bedroom and 2-bedroom apartments and have a gross square footage of approximately 9,700 square feet per floor. The residential building will be three (3) stories with a partial walkout basement. Please refer to the attached development plan for more information.

Property Overview

Location - The proposed 1.24-acre development is located at the end of Dorset Court and comprises three (3) individual parcels. The proposed site is currently undeveloped and is being maintained as a grass area with a tree line along the western property line. Congressional description of the property is Section 15 Township 4N Range 8W of the 3rd Principal Meridian. See attached Development Plan for Location Map.

Site & Site Characteristics – The overall size of the proposed PUD will be 1.40 Acres. The proposed site will be developed on an existing undeveloped lot. The existing site generally slopes from the east to the western property line. There is an existing swale along the western property line where water collects and then proceeds north offsite to the existing waterway. Along Dorset Court water flows away from the site to an existing low point approximately 340 feet northeast along Dorset Court.

The site will contain one (1) multi-family residential building which will have a mix of fourteen (14) 1-bedroom and fourteen (14) 2-bedroom units. See attached floor plans and building elevations located at the end of this narrative.

The proposed project will be built in 1 phase with a project completion date of 1st quarter of 2023.

Architectural Requirements

The proposed building will be made up of a mix of brick / masonry and cement fiberboard material with architectural asphalt shingle roofs. The proposed residential buildings will have a building height of approximately 45 feet. See attached building elevations located at the end of this narrative.

Exterior Materials

	Front Elevation	Rear	Side
Brick / Masonry	25% - 30%	5% - 10%	15% - 20%
Hardboard Siding	70% - 75%	90% - 95%	80% - 85%

The proposed density for the development is 22.58 units per / acre

The City of Edwardsville Zoning Code requires 4,000 sf per dwelling unit. As proposed the development will provide 1,924 sf per dwelling unit

Greenspace Requirements

The R-2 zoning district requires 20% of the total project area to be dedicated as greenspace. 10,771 s.f. of green space will be required for the project. 6,549 s.f. of active greenspace will be provided and meets the requirement of 12% of total area. 4,345 s.f. of passive greenspace will be provided. This area will consist of the existing woods along the western property line, which meets the requirement of 8% of the total area.

Exterior Lighting / Screening / Buffers

Exterior lighting will be a mix of street lighting within the parking lot and building lighting. The proposed lighting will be aesthetically pleasing and will adhere to the ordinance of zero spillover at the property line. The light poles will be no greater than 20-foot poles mounted on a 3-foot light pole base.

The eastern property line of the development will utilize a landscape berm and landscaping to reduce any noise and light pollution for the adjacent landowner. The residential building has been located as far north as to not obstruct the view of this landowner. The remainder of the property is currently screened by existing trees to the north and west.

Zoning / Setbacks

Setbacks for the proposed development are being proposed as follows;

- Front Yard Setback – 35'
- Side Yard Setback – 12' & 15' along southern boundary line.
- Rear Yard Setback – 25' Requesting a variance from the required 35' Rear Setback requirement.

Public / Private Utilities

The proposed infrastructure improvements for the project will consist of public water system and sanitary sewer, storm sewer system and private utilities to serve the proposed buildings.

The sanitary sewer will be accessed from the existing sanitary sewer located along Dorset Court.

A 6" PVC water main will provide domestic water service and fire protection.

Public utilities area accessible along the frontage of Dorset. Gas telephone, electric and cable are underground along the frontage of the site.

On-Site Parking

The parking lot and drive aisles will be constructed in accordance with the City of Edwardsville land development code. The parking lot drive aisles will 24 feet wide and the parking spaces will be 9 feet by 19 feet. Handicap spaces have been provided and are in conformance with ADA requirements. A total of 58 parking spaces have been provided which includes 2 handicap spaces.

Traffic Circulation

There is 1 access point to the proposed PUD from Dorset Ct. The drive aisle is fully accessible for emergency vehicles and trash trucks. Five-foot-wide sidewalks will also be provided throughout the development to connect the residential building to the parking lot and the proposed trail connection. A trail connection is being proposed from Dorset Court to the existing trail. The connection will be public and all residents from the neighborhood will be provided access. A license agreement with MCT will be executed by the developer once the proposal has been approved.

Environmental and Conservation

Review of the available NFIP FEMA Flood Maps has been conducted and no floodplains exist on site.

An ECOCAT has been submitted and the response has been provided with this submittal.

A submittal has been made to IHPA for Archaeological signoff. The submittal letter to IHPA has been included with this submittal.

The Madison County Soil and Water Conservation District has been informed of the project. A copy of the submittal letter has been included with this submittal.

A cost estimate has been prepared for the proposed site. A copy of this is included with this submittal.

Requested Variances

- Rear setback of 25'
- Parking in front yard
- Density - Requesting 28 units at 1,923 sf per dwelling unit

Applicant: Dorset Court Plaza LLC
Contact: Justin Venvertloh
Address: 411 St Louis Street
Edwardsville, IL 62025

IDNR Project Number: 2209155
Date: 01/28/2022

Project: Dorset Court Plaza
Address: Dorset Ct, Edwardsville

Description: development of 1.24 acre site into a 3-story apartment building with 58 space parking lot. Includes earthwork, utility installation and building construction

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Madison

Township, Range, Section:
4N, 8W, 15



IL Department of Natural Resources
Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Justin Venvertloh
600 Country Club View, Suite 1
Edwardsville, Illinois 62025

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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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

January 24, 2022

Attn: Review and Compliance
Illinois State Historic Preservation Office
1 Old State Capitol Plaza
Springfield, IL 62701

RE: Dorset Court Plaza PUD – SHPO Review

Review and Compliance,

We are submitting the required documentation for a review of the proposed Dorset Court Plaza PUD. The project will be located at the end of Dorset Court, Edwardsville, Illinois. The development will consist of one (1) three-story residential building with parking, storm sewer and detention, public sanitary sewer and water service, and private utilities. The project is seeking permitting from the City of Edwardsville. Total area of the project is 1.24-acres. Construction is anticipated to begin Spring 2022.

The existing site is three undeveloped lots.

Please let us know if you have any questions or need further clarification regarding the proposed project. I can be reached at 618-656-4040 or jvenvertloh@twm-inc.com.

Respectfully,

Thouvenot, Wade & Moerchen, Inc.

Justin J. Venvertloh, PE
Project Manager

CC: City of Edwardsville
Encl: Site Picture, Location Maps, Development Plan



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

January 24, 2022

Madison County Soil and Water Conservation District
7205 Marine Road
Edwardsville, IL 62025

RE: Dorset Court Plaza PUD

For Review,

We are submitting the required documentation for a review of the proposed Dorset Court Plaza PUD. The project will be located at the end of Dorset Court in Edwardsville, Illinois. The development will consist of one (1) three-story building with parking areas, storm sewer and detention, public sanitary sewer and water service, and private utilities. The project is seeking permitting from the City of Edwardsville. Total area of the project is 1.24-acres. Construction is anticipated to begin Spring 2022.

Please let us know if you have any questions or need further clarification regarding the proposed project. I can be reached at 618-656-4040 or jvenvertloh@twm-inc.com.

Respectfully,

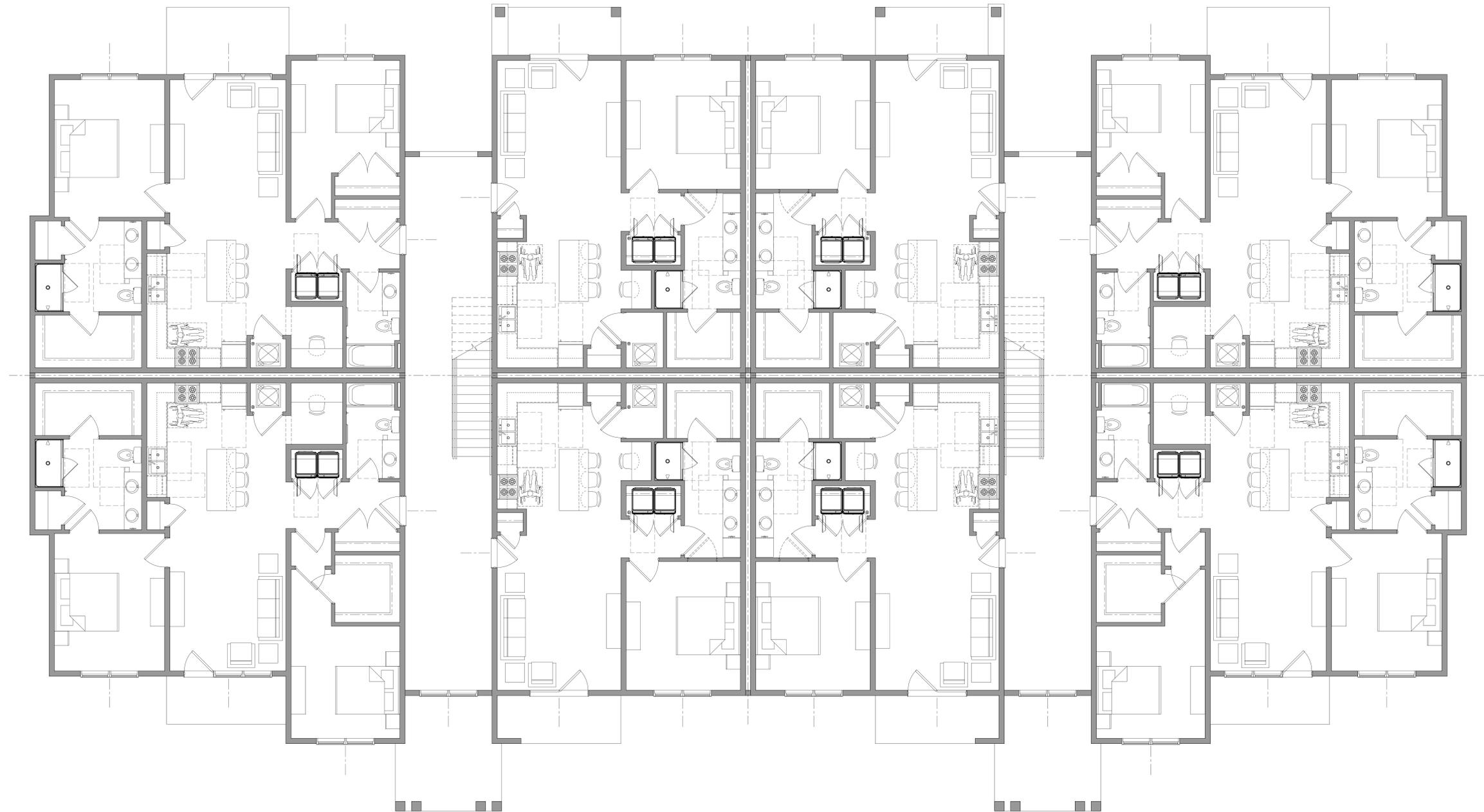
Thouvenot, Wade & Moerchen, Inc.

Justin Venvertloh, PE
Project Manager

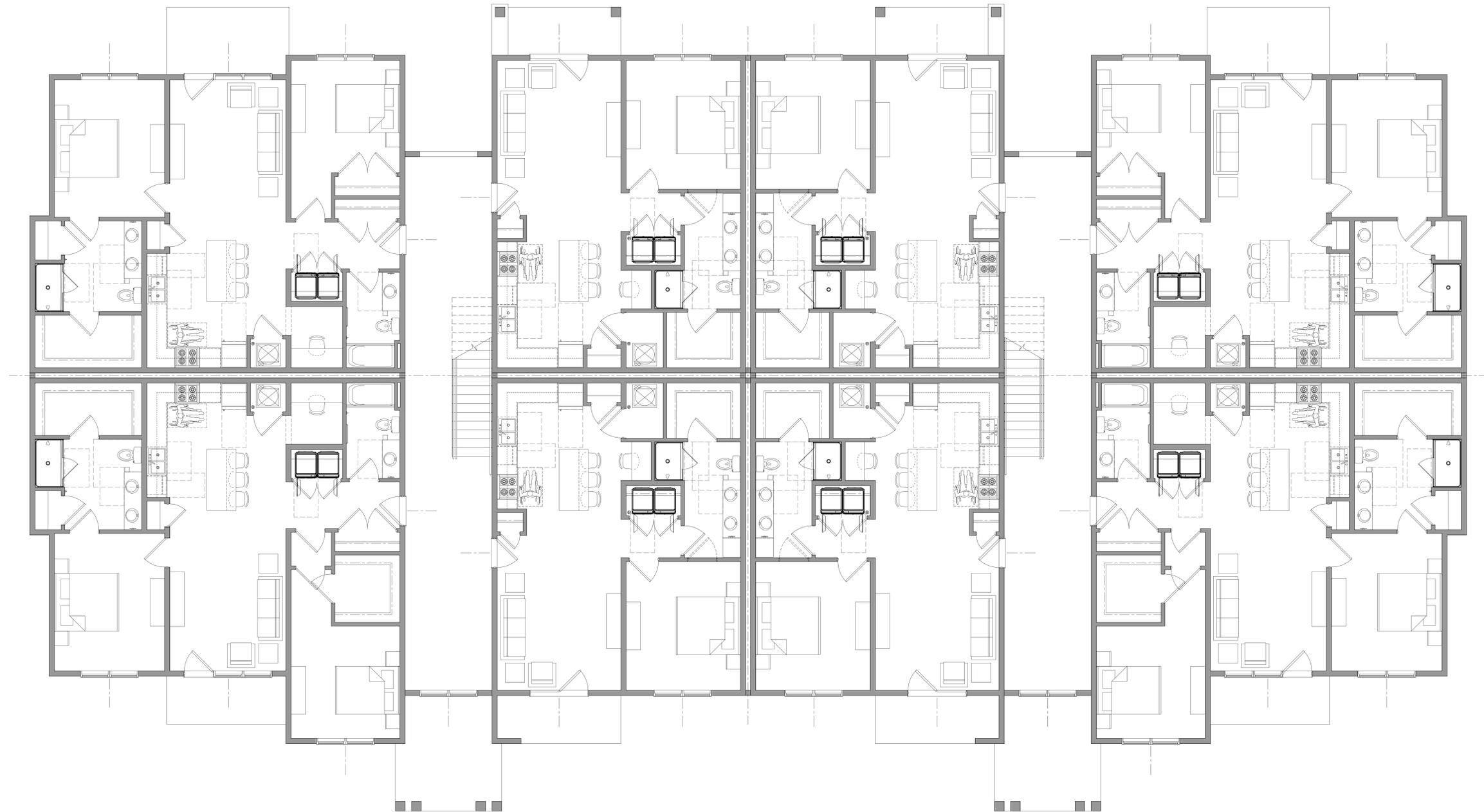
CC: City of Edwardsville
Encl: Location Map, Development Plans (11"x17")



LOWER LEVEL



SECOND FLOOR



THIRD FLOOR



EXTERIOR



CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS | SWANSEA
WATERLOO
EDWARDSVILLE
PEORIA

MISSOURI | ST. CHARLES
ST. LOUIS

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
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

ISSUED FOR REVIEW
1/31/21

REV.	DATE	DESCRIPTION
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△		
△		
△		

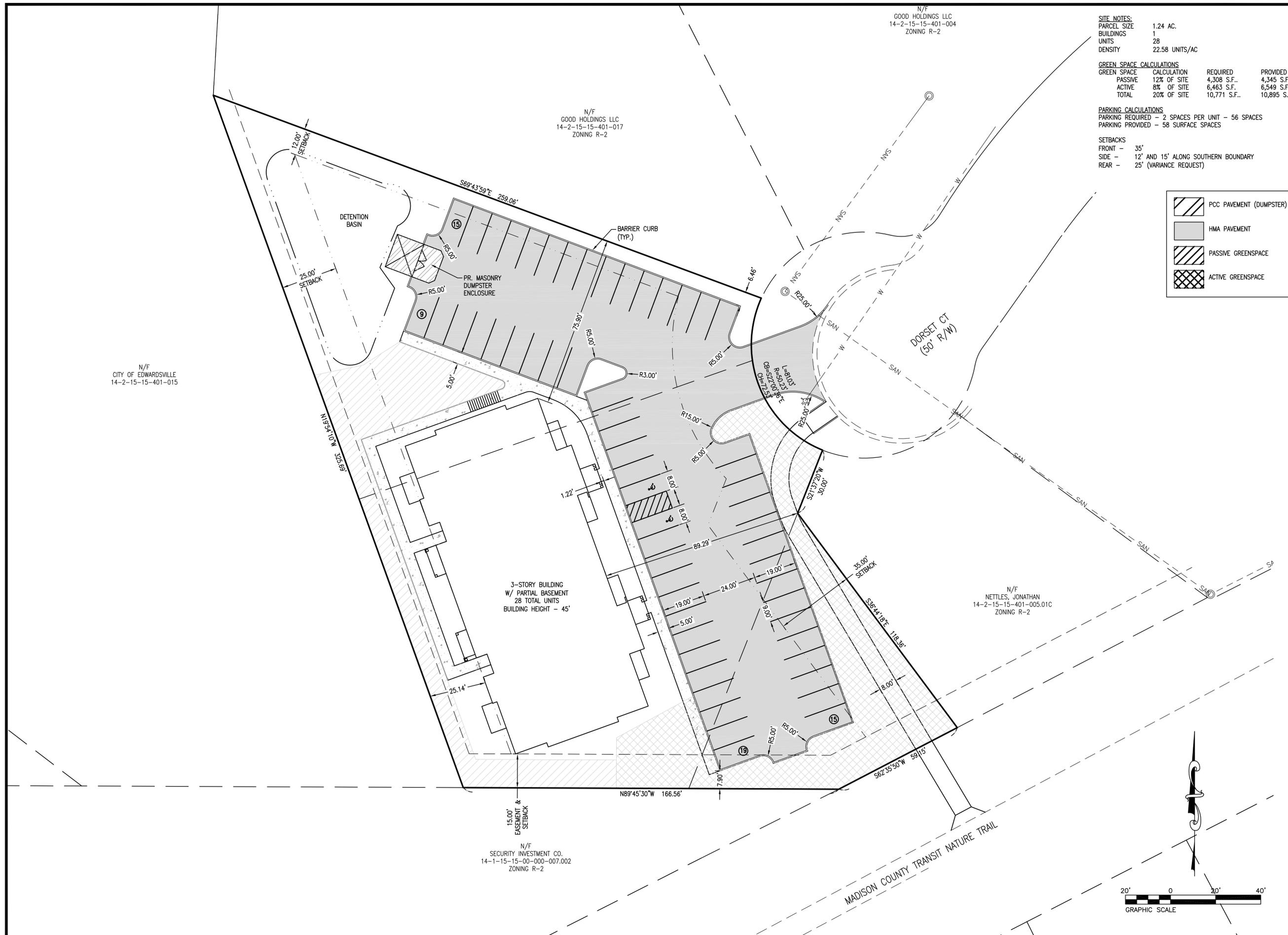
DRAWN BY:
DESIGNED BY: JJV
CHECKED BY:
APPROVED BY: JJV
PROJECT NO: 211011

PROJECT:

DORSET COURT PLAZA
PLANNED UNIT DEVELOPMENT
CITY OF EDWARDSVILLE MADISON
COUNTY, ILLINOIS

TITLE:

EXISTING CONDITIONS



N/F
GOOD HOLDINGS LLC
14-2-15-15-401-004
ZONING R-2

N/F
GOOD HOLDINGS LLC
14-2-15-15-401-017
ZONING R-2

N/F
CITY OF EDWARDSVILLE
14-2-15-15-401-015

N/F
NETTLES, JONATHAN
14-2-15-15-401-005.01C
ZONING R-2

N/F
SECURITY INVESTMENT CO.
14-1-15-15-00-000-007.002
ZONING R-2

SITE NOTES:
 PARCEL SIZE 1.24 AC.
 BUILDINGS 1
 UNITS 28
 DENSITY 22.58 UNITS/AC

GREEN SPACE CALCULATIONS

GREEN SPACE	CALCULATION	REQUIRED	PROVIDED
PASSIVE	12% OF SITE	4,308 S.F.	4,345 S.F.
ACTIVE	8% OF SITE	6,463 S.F.	6,549 S.F.
TOTAL	20% OF SITE	10,771 S.F.	10,895 S.F.

PARKING CALCULATIONS
 PARKING REQUIRED - 2 SPACES PER UNIT - 56 SPACES
 PARKING PROVIDED - 58 SURFACE SPACES

SETBACKS
 FRONT - 35'
 SIDE - 12' AND 15' ALONG SOUTHERN BOUNDARY
 REAR - 25' (VARIANCE REQUEST)

	PCC PAVEMENT (DUMPSTER)
	HMA PAVEMENT
	PASSIVE GREENSPACE
	ACTIVE GREENSPACE



**CONSULTING ENGINEERING
GEOSPATIAL SERVICES**

ILLINOIS | SWANSEA
WATERLOO
EDWARDSVILLE
PEORIA

MISSOURI | ST. CHARLES
ST. LOUIS

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
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
 DATE SIGNED:
 LICENSE EXPIRATION:

ISSUED FOR REVIEW
1/31/22

REV.	DATE	DESCRIPTION
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△		
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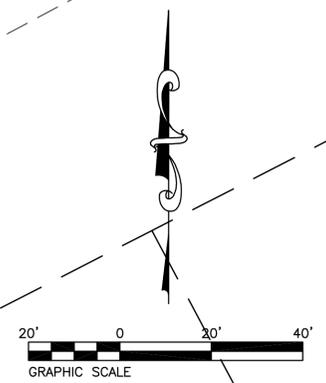
DRAWN BY:
 DESIGNED BY: JJV
 CHECKED BY:
 APPROVED BY: JJV
 PROJECT NO: 211011

PROJECT:

 DORSET COURT PLAZA
 PLANNED UNIT DEVELOPMENT
 CITY OF EDWARDSVILLE MADISON
 COUNTY, ILLINOIS

TITLE:

 SITE PLAN





CONSULTING ENGINEERING
GEOSPATIAL SERVICES

ILLINOIS | SWANSEA
WATERLOO
EDWARDSVILLE
PEORIA

MISSOURI | ST. CHARLES
ST. LOUIS

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
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:
DATE SIGNED:
LICENSE EXPIRATION:

ISSUED FOR REVIEW
1/31/22

REV.	DATE	DESCRIPTION
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DRAWN BY:
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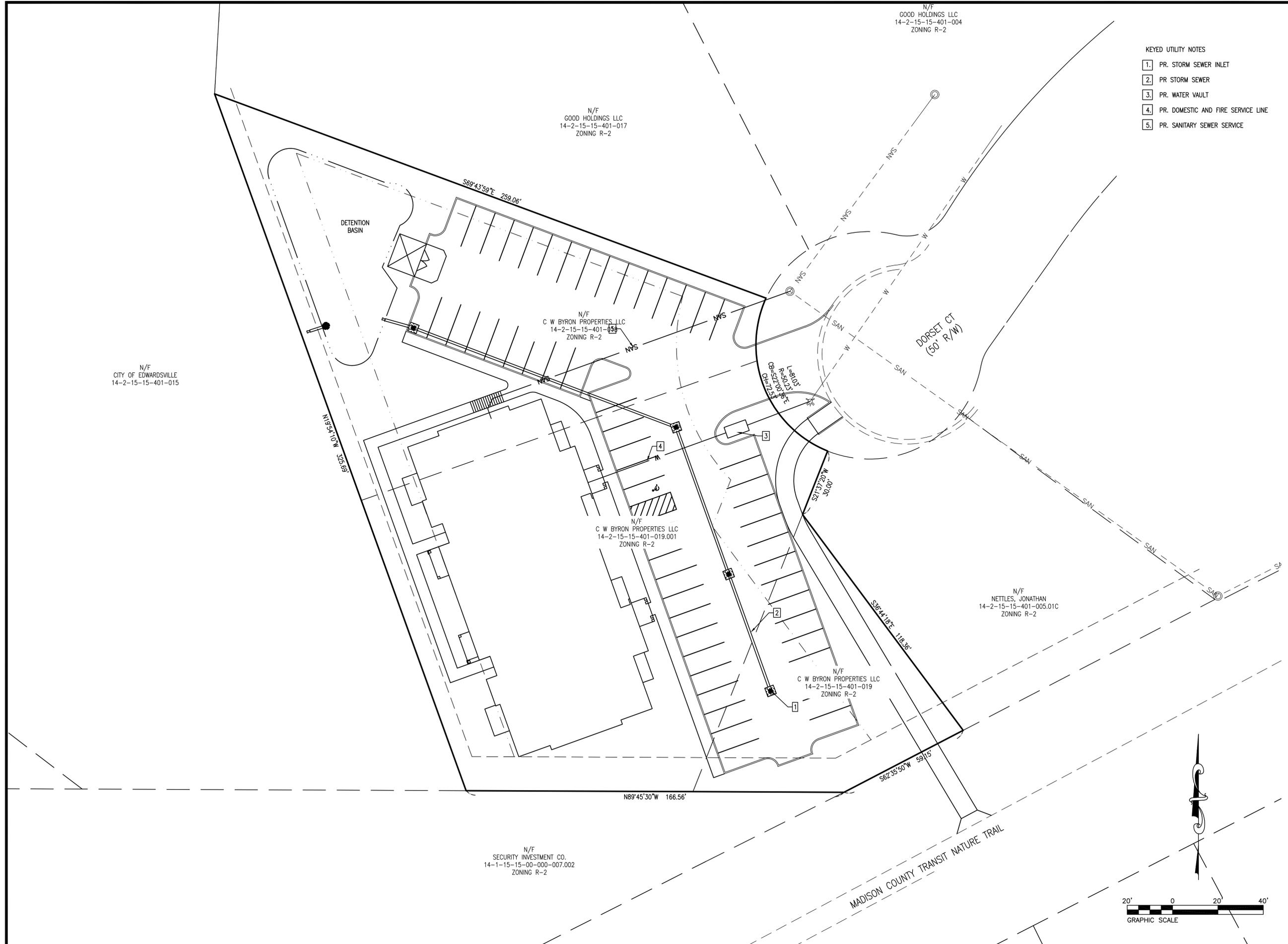
PROJECT:

DORSET COURT PLAZA
PLANNED UNIT DEVELOPMENT
CITY OF EDWARDSVILLE MADISON
COUNTY, ILLINOIS

TITLE:

UTILITY PLAN

- KEYED UTILITY NOTES
1. PR. STORM SEWER INLET
 2. PR. STORM SEWER
 3. PR. WATER VAULT
 4. PR. DOMESTIC AND FIRE SERVICE LINE
 5. PR. SANITARY SEWER SERVICE



N/F
GOOD HOLDINGS LLC
14-2-15-15-401-004
ZONING R-2

N/F
GOOD HOLDINGS LLC
14-2-15-15-401-017
ZONING R-2

N/F
CITY OF EDWARDSVILLE
14-2-15-15-401-015

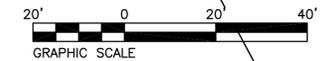
N/F
C W BYRON PROPERTIES LLC
14-2-15-15-401-033
ZONING R-2

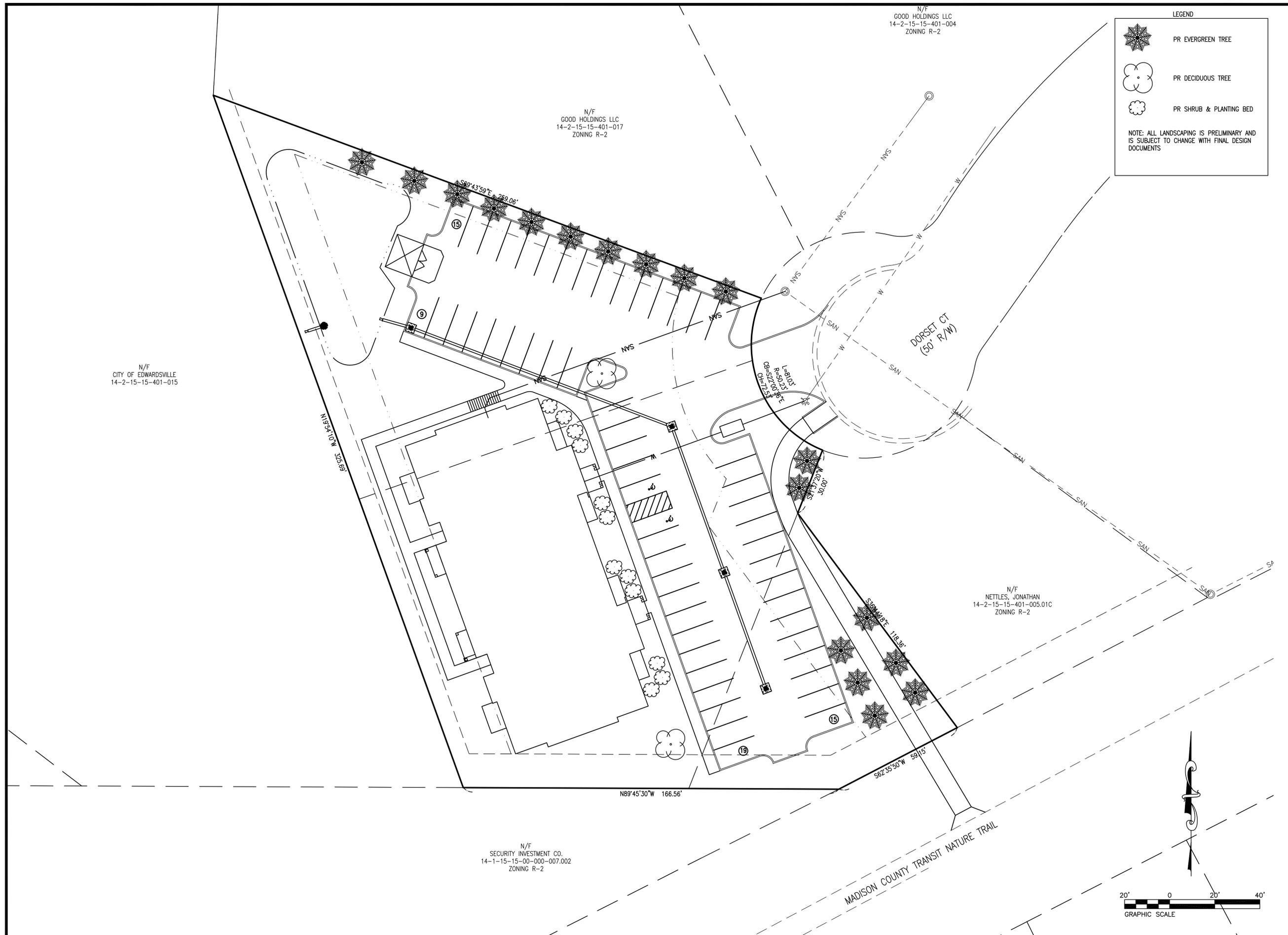
N/F
C W BYRON PROPERTIES LLC
14-2-15-15-401-019.001
ZONING R-2

N/F
C W BYRON PROPERTIES LLC
14-2-15-15-401-019
ZONING R-2

N/F
NETLES, JONATHAN
14-2-15-15-401-005.01C
ZONING R-2

N/F
SECURITY INVESTMENT CO.
14-1-15-15-00-000-007.002
ZONING R-2





LEGEND

-  PR EVERGREEN TREE
-  PR DECIDUOUS TREE
-  PR SHRUB & PLANTING BED

NOTE: ALL LANDSCAPING IS PRELIMINARY AND IS SUBJECT TO CHANGE WITH FINAL DESIGN DOCUMENTS



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TN. PROF. ENGR. FIRM	8974

SEAL

SIGNATURE:

DATE SIGNED:

LICENSE EXPIRATION:

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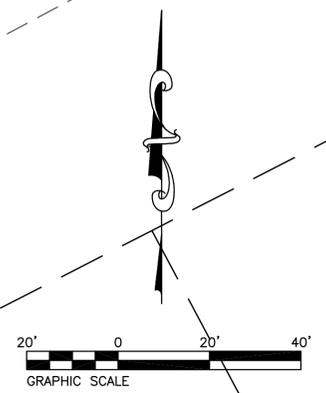
PROJECT:

DORSET COURT PLAZA
PLANNED UNIT DEVELOPMENT
CITY OF EDWARDSVILLE
MADISON COUNTY, ILLINOIS

TITLE:

LANDSCAPE PLAN

L1



Prepared By and After Recording, Return To:
Jillian M. Clark, Esq.
Byron Carlson Petri & Kalb, LLC
411 St. Louis Street
Edwardsville, IL 62025
618-655-0600

RULES AND REGULATIONS
for
Dorset Court Plaza
Edwardsville, Illinois

The following Rules and Regulations have been established for the benefit of all tenants and the owner of the residential development hereinafter referred to as Dorset Court Plaza containing approximately 28 units ("Units"). Dorset Court Plaza and the surrounding real estate are further described in Exhibit A, attached hereto and made a part hereof (collectively the "Property"). These Rules and Regulations shall govern the use and occupancy of the residential units and the Common Elements of the Property. Common Elements shall mean the exterior of the building, roof, structure, foundation, any landscaping, patio space, exterior entrances, lobby, shared hallways, and parking lot. The initial owner of the Property and any other holder of the title to the Property in the future shall be referred to herein as the Owner. These Rules and Regulations shall remain in effect until amended by the Owner of the Property and shall apply to and be binding upon all future Owners and occupants of the Property.

1. No Unit shall generate any offensive or disturbing light, odor, noise, or vibration beyond the boundaries of the Unit.
2. No exterior television, radio or other antenna or dish of any type shall be placed, allowed, or maintained upon any Unit or the Common Elements.
3. No tenant shall violate or permit a violation in their Unit or on the Common Elements of the Property of any law, rule, regulation or ordinance regarding hazardous materials, water pollution, air pollution or other environmental laws. The Common Elements shall not be used for manufacturing or storage of materials, such as urea formaldehyde foam insulation, transformers or other equipment which contain dielectric fluid containing PCB's, any other chemical, material or substance exposure to which is prohibited, limited or regulated by any government authority or which may pose a hazard to the health and safety of the occupants of the Common Elements, the Owner or adjacent property owners. Every tenant shall, upon request of the Owner, to submit to an environmental inspection of its Unit during normal business hours in order to conduct necessary inspections or tests or to provide access to the Owner's agents and consultants for the conducting of such tests.
4. No tenant shall mark, paint, drill into, or in any way deface any part of the Common Elements, including the building exteriors. No boring, cutting or stringing of wires shall be done except inside a tenant's Unit.

5. No tenant will permit bicycles or other vehicles or equipment to be parked on sidewalks or in entry ways. No tenant will paint, adorn or decorate any part of the Common Elements.

6. No exterior storage of any items of any kinds shall be permitted, except with prior written approval and authorization of the Owner. Sidewalks, entrances, and courts shall not be obstructed or used by tenant for any purpose other than reasonable ingress and egress. No tenant shall obstruct the Common Elements or any emergency or fire exits.

7. No tenant will use or permit the use of the Unit or the Property in any manner which involves unusual risk of injury to any person. Firearms are prohibited on the Common Elements and may not be publicly displayed within any Unit. Tenant shall not store or use any dangerous, environmentally hazardous, inflammable, combustible or explosive material, chemical or substance in any Unit or on the Common Elements.

8. No tenant shall conduct itself in any manner which is inconsistent with the character of the Property as a quality property or which will impair the comfort and convenience of the other tenants.

9. Tenants are responsible for all damages caused by them, their employees or invitees.

10. No exterior sign, interior signs which can be viewed or seen from the outside, advertisements, placards, name plates, identification directory, or other lettering, pictures, or logos (collectively "signage") may be placed, allowed or maintained on any Unit or on the Common Elements without prior approval and authorization of the City of Edwardsville and the Owner.

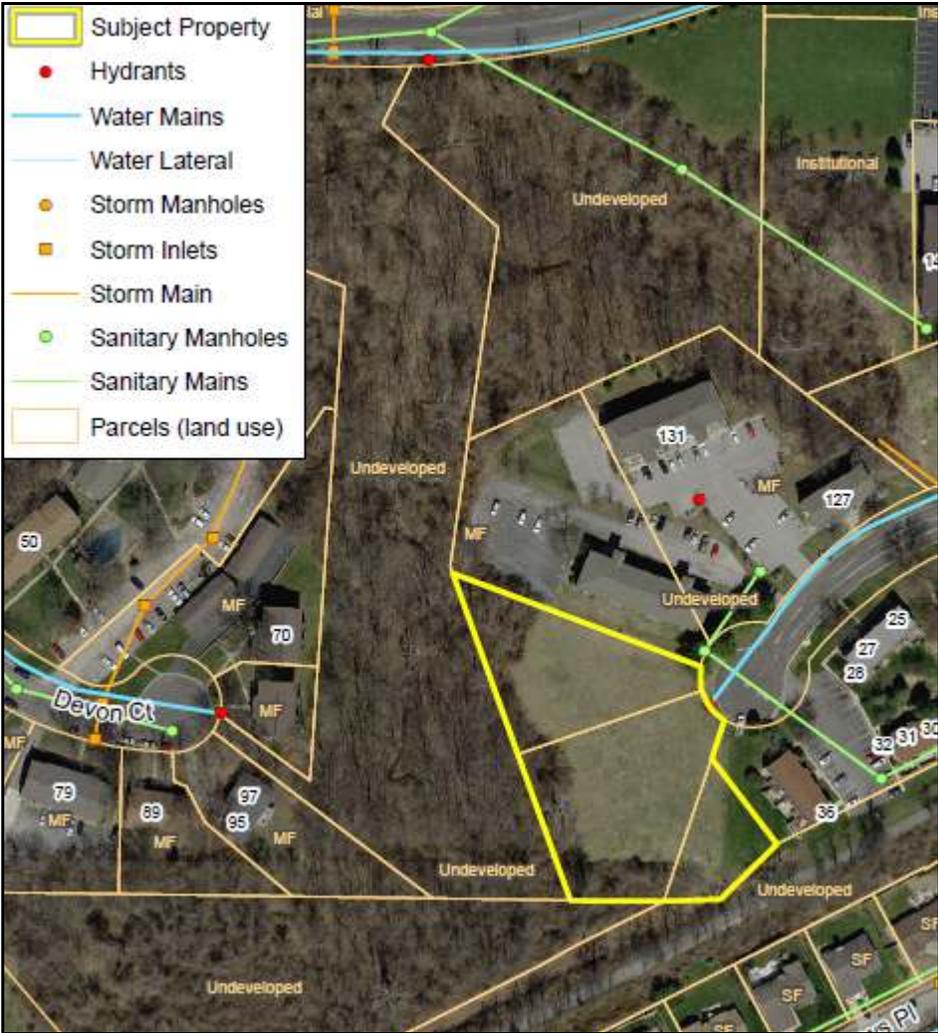
11. All vehicles shall be parked only in the designated parking lot on the Property. No vehicle shall be parked in any unauthorized area, in a parking space assigned to another tenant, if there are assigned spots, or in such manner as to impede or prevent access to another parking space, driveway, Unit door, or any fire lane. Vehicles improperly parked are subject to being towed away at the applicable tenant's sole expense. No repairs of vehicles or machinery shall be made on the Common Elements or in any Unit. No large trucks, trailers, travel trailers, boats, recreational vehicles, mobile homes or unmounted pickup camper units shall be parked on the Property. Noisy vehicles, non-operative vehicles, and vehicles leaking oil or fluids are not permitted on the Property. The Owner shall have the right to tow or remove any vehicle(s) of any person that violates any of these Rules and Regulations.

12. Each tenant will store all of tenant's trash and garbage within its Unit or in designated areas in the interior Common Elements. No material will be placed in the Common Element trash containers if such material may not be disposed of in the ordinary and customary manner of removing and disposing of trash and garbage without being in violation of any law or ordinance governing such disposal any environmentally hazardous material or medical waste must be disposed of in a proper manner in accordance with applicable laws and regulations. Furniture, large equipment, packaging crates or flammable materials may not be disposed of in the Common Element trash containers or the dumpster located on the Property. No trash shall be allowed to be placed or accumulate on the ground to the side of or outside any trash container, dumpster or within a trash enclosure. The tenants shall only use the dumpster located at the Property in order to dispose of their trash and garbage pursuant to these Rules and Regulations.

13. Tenants shall maintain their Units in a clean, safe and orderly fashion and attractive condition.

14. Failure to abide by these Rules and Regulations may result in the imposition of a penalty by the Owner on the tenant.

Staff Report
Dorset Plaza PUD Development Plan
Land Use Committee – Thursday, February 17, 2022



Owner/Developer: Dorset Court Plaza, LLC

Zoning: "R-2" Multiple-Family Residential District

Property Size: Approximately 1.24 acres

Topography: The site generally slopes from the east to the western property line.

Vegetation: The land is currently undeveloped.

Utilities and Services: The City of Edwardsville will serve the site with sanitary sewer and water. Ameren Illinois will provide electric and gas.

Access: There will be a 24' wide private access road off Dorset Court.

Sidewalks: Public sidewalks are not provided in this area; however, the developer is proposing internal five-foot sidewalks to connect to the parking areas and the building. A 10' wide shared use path is proposed, connecting this development to the public right of way to the Madison County Trail system.

2010 Comprehensive Plan: The 2010 Comprehensive Plan Future Land Use Map identifies this area as "Neighborhood".

Staff Discussion:

Dorset Court Plaza PUD will contain twenty-eight (28) dwelling units in one three-story building. The residential building will have a mix of 1-bedroom and 2-bedroom apartments and have a gross square footage of approximately 9,700 square feet per floor. Fifty-eight (58) parking spaces will be provided, including two (2) handicap spaces. The apartment building will be constructed with exterior finish materials that include brick/masonry and hardboard siding.

The proposed project will be built in 1 phase with a project completion date of 1st quarter of 2023. The units themselves will be rentals.

Density

The proposed density for the development is 22.58 dwelling units per acre (DU/Acre). The surrounding multi-family densities range from 9.32 DU/Acre to 18.75 DU/Acre. The proposed density would result in a lot area of 1,924 SF per dwelling unit as opposed to the required 4,000 SF per dwelling unit for multiple-family uses. The site will contain a mix of fourteen (14) 1-bedroom and fourteen (14) 2-bedroom units.

Setbacks

The front yard setback is 35 feet, while the side yard setbacks are 12 feet on the north and 15 feet on the south, all of which meet the "R-2" Multiple-Family Residential District requirements. The developer is requesting a variance to allow a rear yard setback of 25 feet. In an R-2 District, the Zoning Ordinance requires that for buildings taller than 25 feet, the minimum rear setback (30') is increased by one foot for every two feet of building height, to a maximum setback of 50 feet. The building height for the proposed building is 45 feet, resulting in a required setback of 40 feet for this development.

Greenspace

The "R-2" Multiple-Family Residential District requires 20% of the total project area to be dedicated to greenspace—0.24 acres for this development. The developer is proposing 0.15 acres (6,549 SF) for active greenspace and 0.09 acres (4,345 SF) for passive greenspace – exceeding the minimum requirements.

Utilities

The sanitary sewer will be accessed from the existing sanitary sewer located along Dorset Court. A 6" PVC water main will provide domestic water service and fire protection. Public utilities area accessible along the frontage of Dorset Ct. Gas, telephone, electric and cable are underground along the frontage of the site. A private storm sewer and detention basin will be provided.

Landscape Plan

The final landscape plan will be required to meet the requirements of the City’s Landscape ordinance at the time of the building permit. However, revisions to the site plan may need to occur to adhere to Section 12.50.13 (1) (B) (5) of the zoning ordinance - 10 SF of landscaped area for every 350 SF of parking lot area. Since there is 18,307 SF of paved parking area, there will need to be approximately 520 SF of landscaped area within the parking lot.

Design Guidelines

The proposed development meets the Building Design Guidelines for “R-2” Multiple-Family Residential Districts. The Design Guidelines require that primary materials (75% of the exterior) be comprised of brick, masonry, stone, precast masonry, stucco, or siding (fiber cement or 0.044” vinyl). The developer is proposing the exterior materials below:

	Front Elevation	Rear	Side
Brick/Masonry	25-30%	5-10%	15-20%
Hardboard Siding	70-75%	90-95%	80-85%

Code Inconsistencies

As part of the PUD approval, the developer is seeking variations on the following items:

- (1) 25’ minimum rear setback (1242.02.3(C)(3))
 - The developer is requesting a variance to allow the rear yard setback 25 feet rather than the required 40 feet. The Zoning Code requires a rear yard setback of not less than 30 feet, while the building setback must be increased by one foot for every two feet of building height over 25 feet.
- (2) Parking lot in front yard (1250.13(j)(1))
 - The Zoning Ordinance requires that parking lots in residential districts for residential uses be located in the side or rear yards.
- (3) Twenty-eight (28) units instead of the permitted thirteen (13) units (1242.02.3(3)(A))
 - The “R-2” Multiple-Family Residential District requires 4,000 SF of lot area per dwelling unit, resulting in a maximum unit count of 13 for a lot measuring 1.24 acres (54,014 SF)

Staff Comments:

Some items require additional edits and/or consideration prior to Plan Commission:

1. Active and Passive Greenspace are switched on the site plan.
2. Provide square footage of apartments.
3. Revise the lot size of the development to be consistent within all documents (specifically, Site Characteristics on p. 2 of Narrative).
4. Provide details of the detention basin within the narrative.
5. Update Landscape Plan to reflect the following requirements:
 - a. Section 12.50.13 (1) (B) (5) requires 10 SF of landscaped area for every 350 SF of parking lot area. Since there is 18,307 SF of paved parking area, there will need to be approximately 520 SF of landscaped area.
 - b. Minimum of 2 trees for every 100 linear feet of parking lot.
 - c. Additional ground cover and shrubbery will be needed per the Design Guidelines

Staff Recommendation:

Staff recommends approval of the PUD Development Plan with the variances described above and with the condition that the items described in the “Staff Comments” are addressed prior to Plan Commission.