



**Meeting Date:** May 16, 2022  
**Meeting Time:** 5:30 P.M.  
**Meeting Location:** City Hall, 118 Hillsboro Avenue

# COMPREHENSIVE PLAN COMMITTEE AGENDA

## Committee Members

Mike Pierceall, Chair  
David Gerber  
Cari Wencewicz

Ashley Niebur Sharp  
Tom Butts  
Blake Wagahoff

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### **I. CALL TO ORDER**

### **II. PUBLIC COMMENT**

### **III. APPROVAL OF MINUTES**

A. Approval of minutes from the April 18, 2022 meeting

### **IV. STAFF PRESENTATION AND COMMITTEE DISCUSSION**

A. Comprehensive Plan Update

- 1.) American Bottom Special Interest Planning Area
- 2.) Northeast and Northwest corners of the intersection of New Poag Road and North University Drive
- 3.) South University Drive/Chain of Rocks Road/Interstate 270 Area
- 4.) Updates to Future Land Use Map

### **V. NEW BUSINESS**

### **VI. OLD BUSINESS**

### **VII. 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.*

**COMPREHENSIVE PLAN SUB-COMMITTEE**  
**EDWARDSVILLE PLAN COMMISSION**  
*April 18, 2022*  
**6:00 PM**

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

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

**I. CALL TO ORDER**

**PRESENT**

Mike Pierceall, Chairman  
 David Gerber  
 Cari Wencewicz  
 Mike Boline  
 Emily Fultz, Staff  
 Eric Williams, Staff  
 Chris Farrar, Ward 1 Alderman  
 SJ Morrison, Ward 4 Alderman  
 Craig Holan  
 Rick Essner  
 Mary Grose  
 Julie Zimmermann  
 Sheila Voss

**ABSENT**

Ashley Niebur Sharp  
 Beth Schlueter

A meeting of the Plan Commission's Comprehensive Plan Sub-Committee was held on Monday, April 18, 2022, and the following items were discussed:

- II. PUBLIC COMMENT:** Rick Essner was present to make public comment. He is a biology professor at SIUE. He wanted to discuss amphibian conservation work in the area that is covered by the Comprehensive Plan. He wanted to talk about the biological significance in the Poag Road area. That habitat type is really unique for the state and area in particular. It includes a large sand terrace that supports a diverse array of plant and animal species including some threatened species in the state. These include the ornate box turtle and the Illinois chorus frog. The population is currently not doing well. He has advised the US Fish & Wildlife Service to consider listing it under the federal endangered species act. Any increased traffic and additional housing would encroach on their habitat.

Julie Zimmermann, an SIUE professor in the Anthropology Department, was present to make a comment. She stated some of the same laws that protect the natural resources also protect cultural resources. She said where Stadium Drive meets New Poag Road at the foot of the hill below, hundreds of archaeological features dating back 4,000-5,000 years old have been uncovered. What was found at the base of the bluff was preserved.

### III. APPROVAL OF MINUTES

- A. Minutes of the regular meeting for February 23, 2022.

MOTION: Move for Approval (Gerber). SECONDED: (Wencewicz).

ROLL CALL: 3 Ayes, 0 Nays, 0 Abstain

### IV. STAFF PRESENTATION AND COMMITTEE DISCUSSION

- A. Comprehensive Plan Update
- 1.) American Bottom Special Interest Planning Area
  - 2.) Northeast and Northwest corners of the intersection of New Poag Road and North University Drive
  - 3.) Updates to Future Land Use Map

The above three talking points were discussed as one item. There are two areas that have been discussed as a Special Interest Planning Area. The area to the south is identified as the American Bottoms Special Interest Planning Area. The area at North University and Poag Road is identified as the Northeast and Northwest corners of the intersection of New Poag Road and North University within the Comprehensive Plan. The American Bottom area generally talks about flood plains and warehouses within that area. The Northeast and Northwest New Poag Road area just talks about it being an intersection with the potential of a neighborhood and light commercial uses within that area.

The Committee discussed new future land use areas over the last few months within the corridor. A few things have changed from the existing land use map. One thing that was identified on the map was that the land to the west of the railroad tracks generally should be commercial. This is closest to the intersection of I-255 and New Poag Road. After you come down from the bridge, the Committee has identified the next area you would cross on New Poag Road as Open-Limited Development. This area would be protected from residential and commercial developments. It could be parks or a conservation area or it could remain agriculture. There were a lot of existing residences along Wanda Road and Street Car Road so that was identified as Neighborhood. If it ever gets incorporated into the City, it would be in line with the Comprehensive Plan. From the intersection of Old Poag Road going east into the City, this has been identified as Neighborhood. Under this proposal, we would eliminate those two Special Interest Planning areas and rather rely on the future land use characteristics described for Neighborhood, Open Space-Limited Development, and Commercial development that already exist within our Comprehensive Plan.

Craig Holan, Facility Director for SIUE, spoke regarding the current plans for the New Poag Road corridor. There are a couple of plans. One was done in 2006 with an update in 2015. This would be considered more of a facility plan and not a Comprehensive Plan. There have been a lot of changes to those plans since 2015. In terms of development on the corner, this is not the focus of SIUE's development plans. He said they are currently in the process of bidding for a Health Sciences complex. The 2015 plan shows that within the main part of the campus. He said most of the Plan Development will occur in two locations. There is still a performing arts center that is on the state capital plan. There is also a proposal to expand the Vadalabene Center for some of the related uses to nursing and pharmacy. With regard to the New Poag Road corridor, he doesn't envision much

change from what it currently is. There was a golf facility proposed at the intersection of Stadium Drive and New Poag Road but that was built elsewhere. Currently, that ground is now farmed. He stated there are some planned projects or concerns for the area. There is one windmill in the area that is located at the Environmental Research Training Center. They are looking at a 10 mega watt solar array through the state's rebate program which would be located in the vicinity of Korte Stadium and would take about 40 acres.

Rick Essner commented on the Nature Preserve boundaries that SJ Morrison asked about as he was involved with that. The Environmental Resource Training Center was carved out but it goes roughly up to about where Bohm Woods is. The intention was to provide connectivity to Bohm Woods. It runs down along the bike trail over to a large tract of woods called Sweet William Woods and then all along the bike corridor.

SJ Morrison stated this was an area on the Comprehensive Plan that needed updating. He believes the New Poag Road corridor is special as it is unlike any other gateway into the community. He said it is the most scenic corridor into the community.

Mike Boline commented on the Neighborhood area below the bluff line. He said it is an environmentally sensitive area. He would like to see larger lots, impervious pavement, and native species.

Mike Pierceall would like to look at that Neighborhood area as a special area and have an overlay or additional considerations that development would have to look at in order to be approved.

David Gerber reminded the Committee that a preliminary plat was already approved for a subdivision but it has not been annexed into the City yet.

Emily Calderon said with the discussion of requiring large lots, low density, and native species, she would envision that as its own zoning district, a very low density residential zoning district, or conservation residential district.

SJ Morrison said the City needs to purchase greenspace and preserve it as he feels residents are feeling development fatigue.

Emily Calderon asked the Committee for direction as to if they would like to see some type of conservation subdivision or very low density limited residential or open limited development in the Comp Plan.

There was a lengthy discussion of the Neighborhood areas that were listed on the map that was presented.

Emily Calderon will revise the map that was presented according to the Committee's suggestions.

The next Comp Plan meeting will be Monday, May 16, 2022 at 5:30 p.m.

- V. NEW BUSINESS - None**
- VI. OLD BUSINESS - None**
- VII. ADJOURNMENT – Motion to adjourn by Mike Pierceall.**

### **New Poag Road Bluff**

This Special Interest Planning Area is located on the north side of New Poag Road at the intersection of Stadium Drive. The eastern portion of this area is within the corporate limits of the City of Edwardsville, while the western portion is unincorporated, but within the City's 1.5 mile extraterritorial jurisdiction. This area is a key gateway to the City of Edwardsville. It is home to threatened wildlife species and archaeological resources and where the levee protected Mississippi River flood plain transitions to the bluff. Nutrient rich soils support the surrounding agricultural uses. Due to the proximity to SIUE, multi-family uses already exist within this planning area. The remainder of this area is appropriate for low density residential uses, such as a conservation subdivision, that prioritizes conservation of both natural and cultural features. Stormwater should be carefully studied and planned for in this area.

#### **Existing language**

Located on the west side of Edwardsville, north of Interstate 270 and on both sides of IL Route 255, the unincorporated areas of the American Bottoms within the Edwardsville planning boundary (1.5 miles) are unique for a variety of reasons including: 1.) This area has been one where a great deal of warehouse storage and trucking industry uses have developed over the past 10 to 15 years. The Comprehensive Plan anticipates that this trend will continue for the foreseeable future and may continue to expand as a key area of employment; 2.) This area is within designated 100-year floodplain which is protected by the Chain of Rocks levee and the Wood River Lower Levee. As of this writing, the Federal Emergency Management Agency is reviewing the adequacy of these levees in order to ensure that they continue to protect this floodplain area. Additional requirements related to protecting buildings constructed within this area may be imminent; 3.) Portions of the American Bottoms area are in or near a Tax Increment Financing district (TIF) and an Enterprise Zone.

### **Northeast and northwest corners of the intersection of New Poag Road and N. University Drive**

-- Delete this section — Special Interest Area was eliminated and area was changed to Neighborhood.

#### **Existing language**

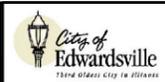
New Poag Road is a major east-west arterial street located in the northwest corner of the City of Edwardsville. While largely undeveloped at this time, N. University Drive serves as a major access point to the northern portions of Southern Illinois University Edwardsville. Generally speaking, this intersection holds the potential to be a major commercial intersection. An employment district or commercial district would be appropriate at this location. A neighborhood marketplace is also a possibility if residential development take place in this unincorporated portion of Madison County. Depending on the level of mixed uses, this area is a candidate for infrastructure investment that can support sustainable development.

### **South University Drive / Chain of Rocks Road / Interstate 270 area**

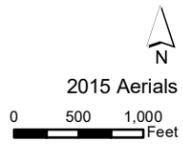
The Special Interest Planning areas located northeast of the intersection of South University Drive and Interstate 270 is a gateway to both the City of Edwardsville and Southern Illinois University Edwardsville. Any development in these areas should be carefully planned to ensure proper management of stormwater. Commercial developments should be well screened and curb cuts should be minimized. Residential developments should be low density, keeping in character with the area.

#### **Existing language**

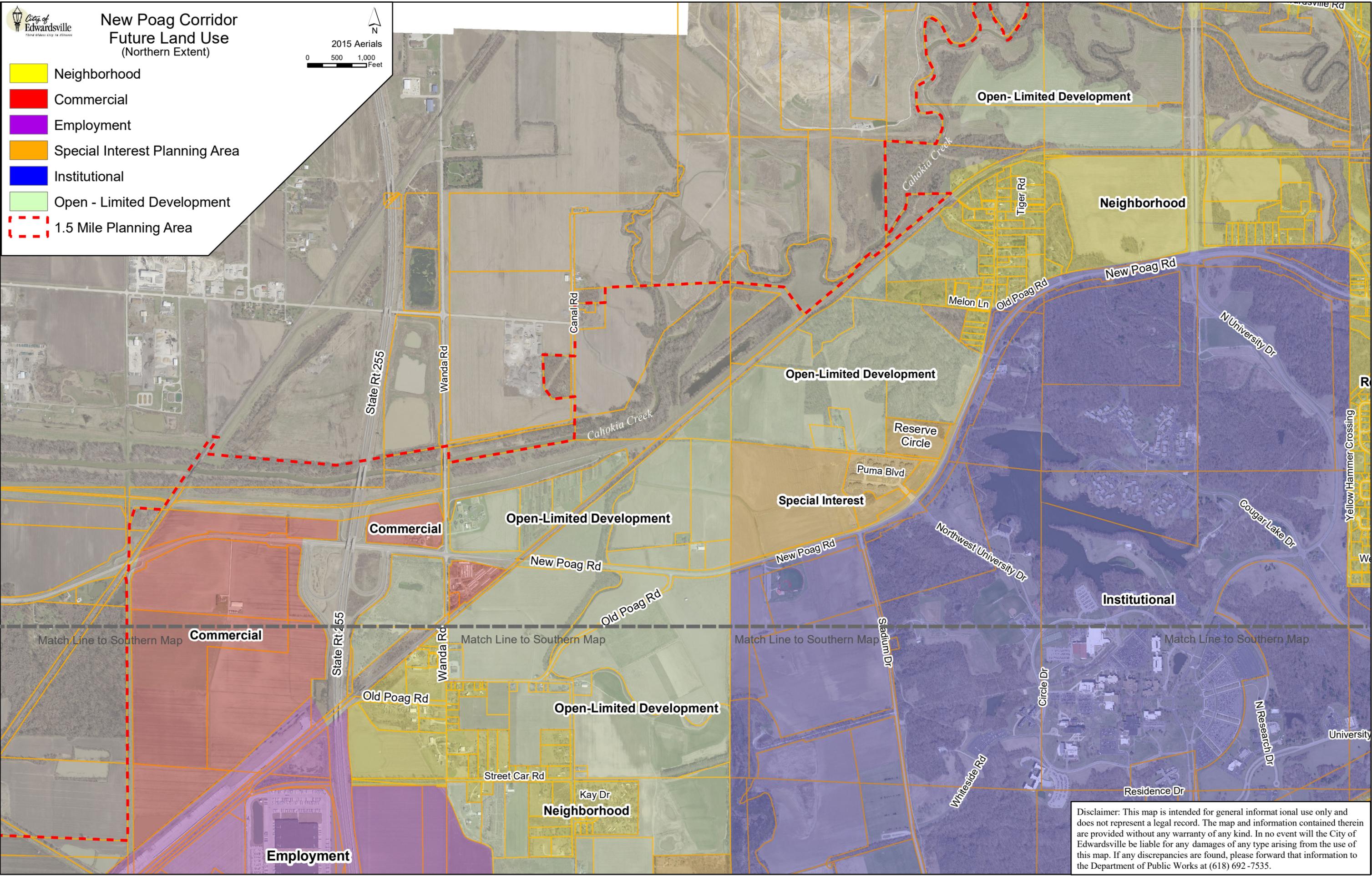
The mostly commercial-zoned area comprised of approximately 25 acres roughly a quarter-mile from the IL State Route 157 interchange with 270 is a key “gateway” to the City of Edwardsville and Southern Illinois University Edwardsville. Terrain in the vicinity may make development difficult. Access to these tracts would need to be carefully managed due to terrain issues and any development would need to insure that stormwater management and landscape screening issues were addressed. Special consideration should also be given to encouraging low-profile rooftops and minimizing driveway cur cuts in order to better retain the character of this area.



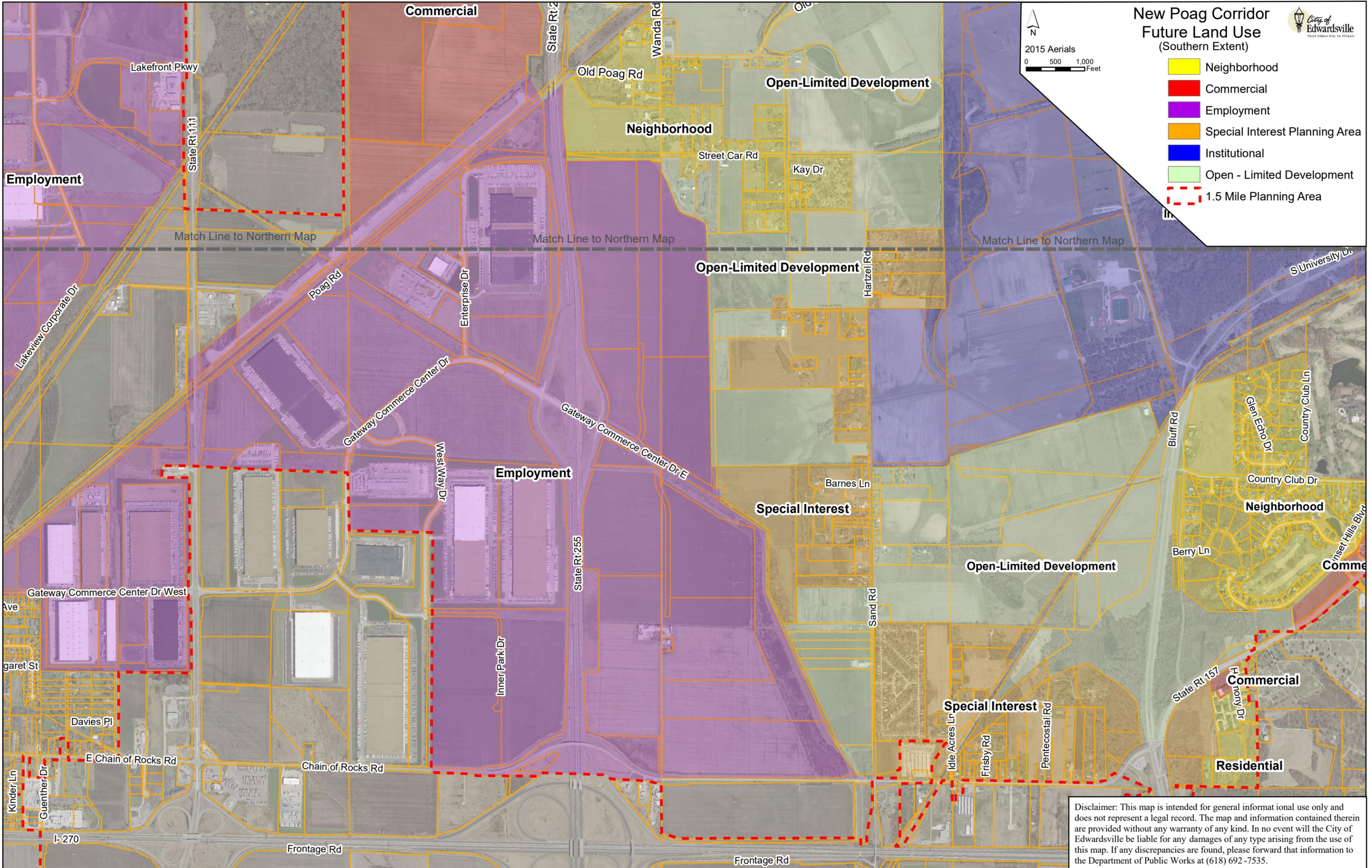
# New Poag Corridor Future Land Use (Northern Extent)



- Neighborhood
- Commercial
- Employment
- Special Interest Planning Area
- Institutional
- Open - Limited Development
- 1.5 Mile Planning Area



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**New Poag Corridor  
Future Land Use  
(Southern Extent)**



2015 Aerials  
0 500 1,000 Feet

- Neighborhood
- Commercial
- Employment
- Special Interest Planning Area
- Institutional
- Open - Limited Development
- 1.5 Mile Planning Area

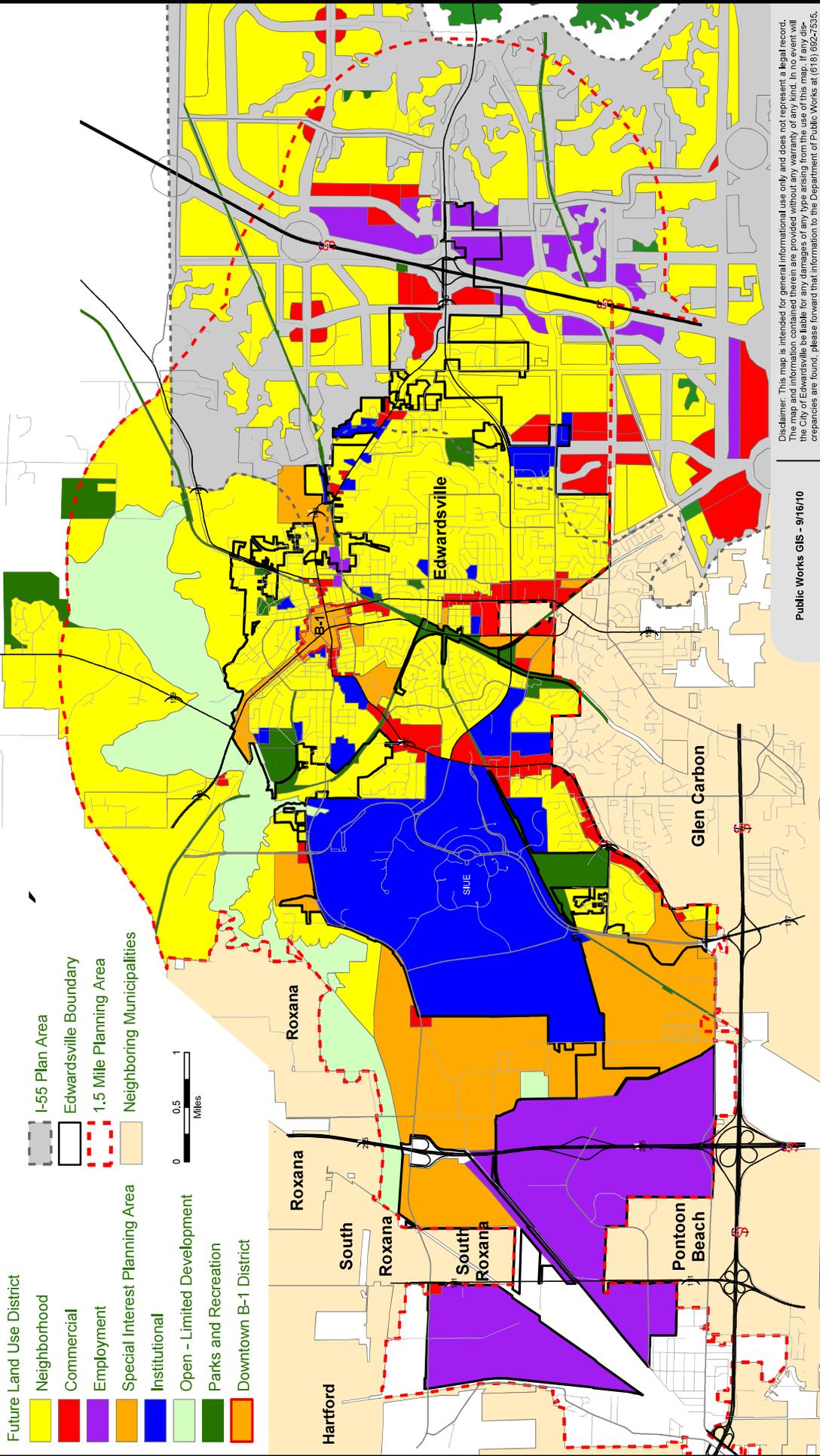
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# Future Land Use

Note: 1.5 Mile Planning Area has been adjusted based on neighboring municipal boundaries and boundary agreements.

- Future Land Use District**
- Neighborhood
  - Commercial
  - Employment
  - Special Interest Planning Area
  - Institutional
  - Open - Limited Development
  - Parks and Recreation
  - Downtown B-1 District
- I-55 Plan Area**
- Edwardsville Boundary
  - 1.5 Mile Planning Area
  - Neighboring Municipalities
- 0 0.5 1 Miles



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