



Meeting Date: June 22, 2022
Meeting Time: 6:00 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

-
1. CALL TO ORDER
 2. PUBLIC COMMENT
 3. APPROVAL OF MINUTES
 - a. Approval of minutes from the May 16, 2022 meeting
 4. STAFF PRESENTATION AND COMMITTEE DISCUSSION
 - a. Amendments to Future Land Use Map
 - b. Special Interest Land Use Planning Areas text amendments
 - i. American Bottom Special Interest Planning Area
 - ii. Northeast and Northwest corners of the intersection of New Poag Road and North University Drive
 - iii. South University Drive / Chain of Rocks Road / Interstate 270 Area
 5. NEW BUSINESS
 6. OLD BUSINESS
 7. 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
May 16, 2022
5:30 PM

Approved: _____

Date: _____

I. CALL TO ORDER

PRESENT

Mike Pierceall, Chairman
David Gerber
Ashley Niebur Sharp
Blake Wagahoff
Mike Boline
Emily Calderon, Staff
Tammy Kehrer, Staff
Eric Williams, Staff
Rick Essner
Julie Zimmermann

ABSENT

Cari Wencewiz
Tom Butts

A meeting of the Plan Commission's Comprehensive Plan Sub-Committee was held on Monday, May 16, 2022, and the following items were discussed:

II. PUBLIC COMMENT: None

III. APPROVAL OF MINUTES

- A. Minutes of the regular meeting for April 18, 2022.

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

ROLL CALL: 4 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.) South University Drive/Chain of Rocks Road/Interstate 270 Area
 - 4.) Updates to Future Land Use Map

The first three above items are text amendments.

For the Northeast and Northwest corners of the intersection of New Poag Road and North University Drive, the Special Interest Planning Area is being removed and converted to Neighborhood.

The other two text amendments deal with the Special Interest Planning Area that is at the intersection of New Poag Road and Stadium Drive. The South University Drive/Chain of Rocks Road/Interstate 270 Area is the other Special Interest Planning Area.

More of the area on the North and South maps have been converted to Open-Limited Development.

David Gerber asked if Open-Limited Development could still be used for detention or greenspace. Emily Calderon stated those would be acceptable uses.

David Gerber asked if the sewer plant area should be made Institutional instead of Open-Limited Development. Eric Williams said the Water Plant should be included with this as well.

Rick Essner started discussion regarding the frogs that were spoke about last meeting. He said they used to be on the other side of New Poag Road but haven't been seen there since 2017. They are on the other side of the railroad tracks in the plot that is currently shown as Open-Limited Development where the overpass went in. That's why the mitigation site for the frogs was created because the connection was built to New Poag Road right through frog habitat. He said it is the most important undeveloped sand prairie habitat on the other side of the railroad tracks so if that were to go away, it would seriously reduce the range. He stated the frogs don't breed there but they migrate there and then come down the road and go to the Heartlands Prairie or they move further to the East to breed in some ponds on private property.

Mike Pierceall asked if the population of the frogs is increasing or decreasing. Rick Essner said the population is decreasing as their range has been cut in half.

Rick Essner said the Illinois Department of Natural Resources has taken notice and they have created a statewide task force in which he is on in an advisory role. He stated they are putting together a proposal now to work with SIUE to protect some of the habitat because they are breeding on SIUE property.

Julie Zimmermann wanted to clarify there are sites in the southern area at the base and top of the bluff.

The Committee discussed the new versions of the maps in detail at this point.

Ashley Niebur Sharp stated the New Poag Road bluff new language seems directly in contrast with Commercial development.

With regard to the South University Drive/Chain of Rocks Road/Interstate 270 Area, David Gerber stated North of Hwy. 157 on either side of Bluff Road and South University Drive there is a huge area of IDOT right-of-way that, at some point, he believes will be put up for auction.

Rick Essner said he currently has students that are working in that right-of-way area. There is a large amphibian fishless pond there. He is unsure whether the chorus frogs are using it but

other frogs are. It is contiguous to areas where there are actively breeding frogs. A lot of the agricultural areas on the map that are listed as Special Interest are really good frog habitat.

After discussion about this Area, the Committee concurred that the West side would be Open – Limited Development and the East side would be Special Interest on the southern map.

It was also discussed that the sewer and water treatment plant areas on the northern map would be changed to Institutional.

There will also be changes to the three text amendments.

- V. NEW BUSINESS** – There is a card to be signed for Beth Schlueter as she has decided to resign from Plan Commission.
- VI. OLD BUSINESS** - None
- VII. ADJOURNMENT** – Motion to adjourn by Mike Pierceall.

New Poag Road Corridor

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. [While some neighborhood commercial uses are appropriate along the New Poag Road frontage, larger scale commercial development is not appropriate for this area.](#) Stormwater should be carefully studied and planned for in this area.

Existing language – American Bottoms (Unincorporated Area)

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.

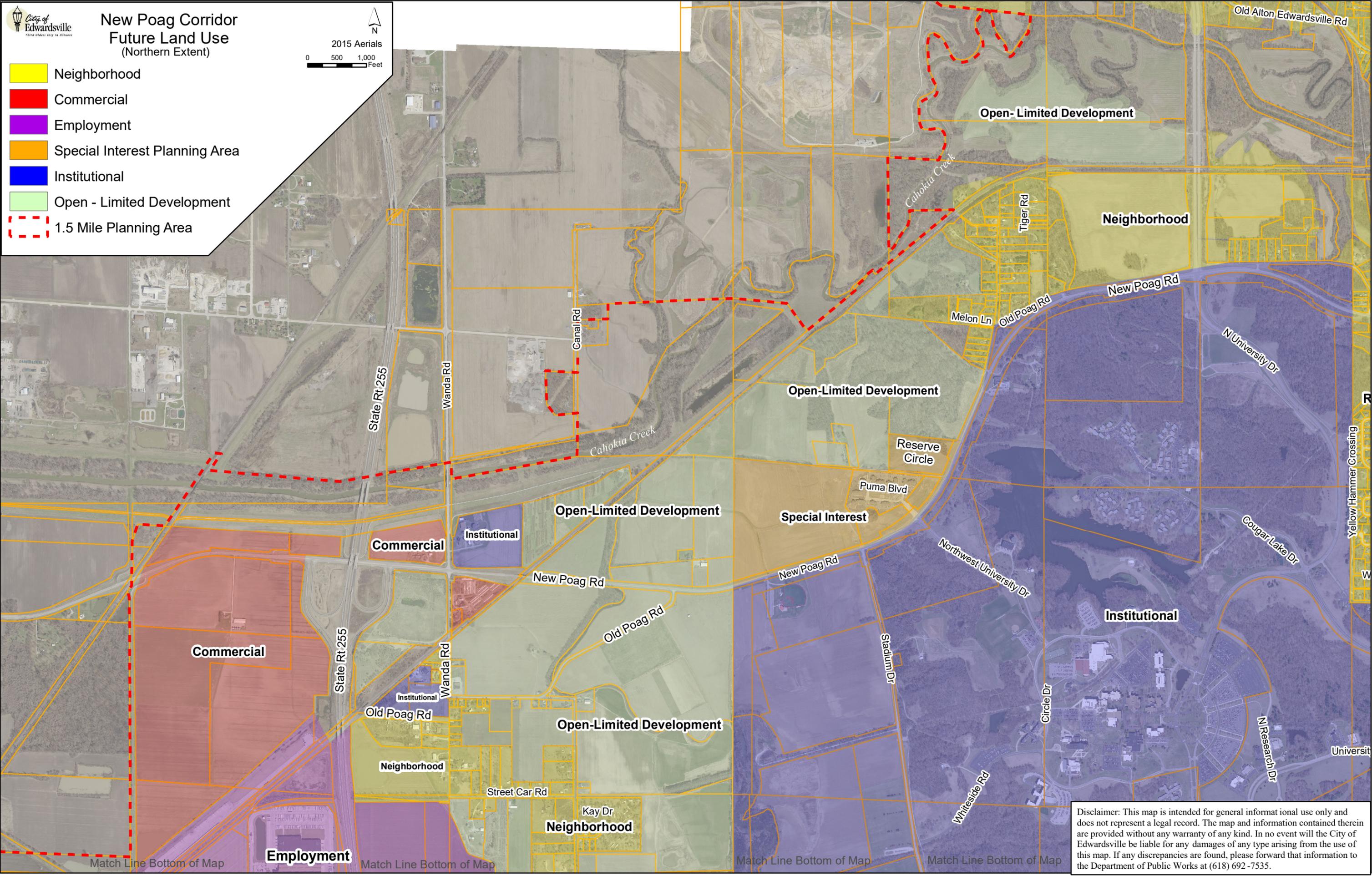
South University Drive / Chain of Rocks Road / Interstate 270 area

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. [Protection of threatened wildlife species and archaeological resources should be prioritized.](#) 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.

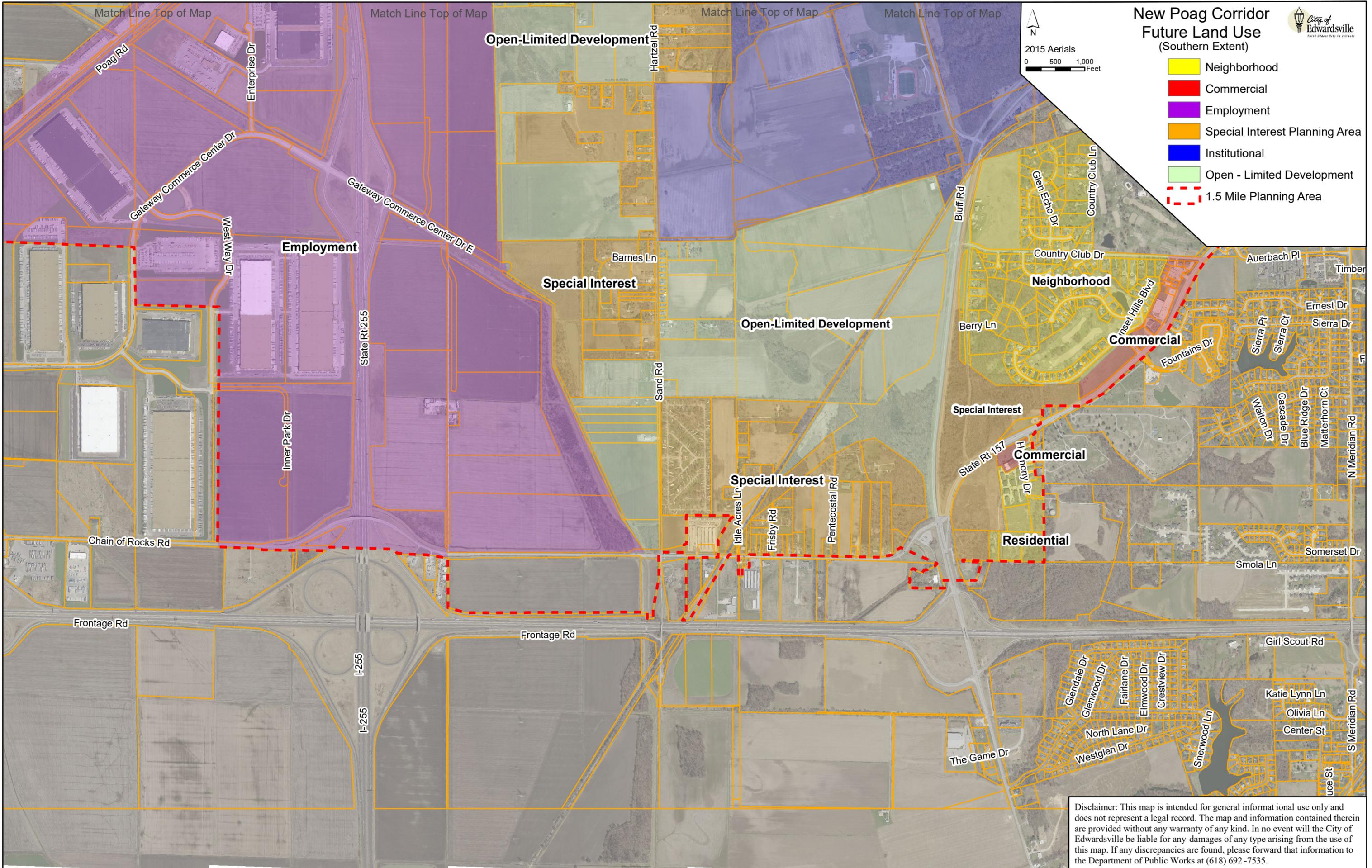
Existing language

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.

- 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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