

**COMPREHENSIVE PLAN SUB-COMMITTEE  
EDWARDSVILLE PLAN COMMISSION**

*May 16, 2022*

*5:30 PM*

Approved:



Date:

*06-22-2022*

**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 Wencewicz
- 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.