



Meeting Date: October 19, 2021
Meeting Time: 5:30 P.M.
Meeting Location: City Hall, 118 Hillsboro Avenue

COMPREHENSIVE PLAN COMMITTEE AGENDA

Committee Members

Mike Pierceall, Chair
Beth Schlueter

David Gerber
Cari Wencewicz

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- I. CALL TO ORDER**
 - II. PUBLIC COMMENT**
 - III. STAFF PRESENTATION AND COMMITTEE DISCUSSION**
 - A. Comprehensive Plan Update – American Bottom Special Interest Planning Area
 - IV. NEW BUSINESS**
 - V. OLD BUSINESS**
 - VI. 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.

Excerpts from Comprehensive Plan (p. 61)

Special Interest Land Use Planning Areas

In preparing a Future Land Use Plan for the City of Edwardsville's Comprehensive Plan, a number of land parcels were highlighted (appearing in orange on the Future Land Use Map in Appendix D) and identified as "Areas of Special Interest." These diverse properties are viewed by the City of Edwardsville to be particularly unique in that they offer opportunities to enhance the quality of life for Edwardsville's citizens in unique ways.

*(Note: Parcels below were not identified based on availability from prospective land owners. In addition, as of this writing, no discussion or consultation has occurred with the owners of the properties noted below; they were strictly evaluated for the purposes of identifying *possible* future land uses should they become available over the next 10-20 years.)*

American Bottom (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 a 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 are in or near a Tax Increment Financing district (TIF) and an Enterprise Zone.