



Meeting Date: December 9, 2021
Meeting Time: 5:00 P.M.
Meeting Location: City Hall, 118 Hillsboro Avenue

COMPREHENSIVE PLAN COMMITTEE AGENDA

Committee Members

Mike Pierceall, Chair
Beth Schlueter
David Gerber

Cari Wencewicz
Ashley Niebur Sharp

I. CALL TO ORDER

II. PUBLIC COMMENT

III. APPROVAL OF MINUTES

A. Approval of minutes from the October 19, 2021 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

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
October 19, 2021
5:30 PM

Approved: _____

Date: _____

I. CALL TO ORDER

PRESENT

Mike Pierceall, Chair
 Beth Schlueter
 Cari Wencewicz
 David Gerber
 Mike Boline
 Emily Fultz, Staff
 Tammy Kehrer, Staff
 Eric Williams, Staff
 SJ Morrison, Ward 4 Alderman
 Walter Hunter
 Barb Hunter

ABSENT

A meeting of the Plan Commission's Comprehensive Plan Sub-Committee was held on Tuesday, October 19, 2021, and the following items were discussed:

II. PUBLIC COMMENT: None

III. STAFF PRESENTATION AND COMMITTEE DISCUSSION

A. Comprehensive Plan Update – American Bottom Special Interest Planning Area

This focuses on the New Poag Road corridor. This is identified in the Comprehensive Plan as Special Interest Planning Area. This is comprised of diverse properties and are viewed by the City to be particularly unique in that they offer opportunities to enhance the quality of life for Edwardsville citizens in unique ways.

The American Bottom unincorporated area is located on the west side of Edwardsville, north of Interstate 270 and on both sides of IL Route 255. It is within the 1.5 mile planning boundary of the City. This area is 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. As of now, TIF 3, which is the TIF for that area, has been retired and is no longer in existence.

Land Use Districts and the Comp Plan overall were discussed. The Comprehensive Plan focuses on Land Use compatibility. As time has gone on, there has been a shift to mixed use and planned integration of business, industrial, and residential uses. This plan focuses on a mix of uses instead of a separation of uses and focuses on five key considerations. They are as follows:

- Use – Supports and complements other uses in district
- Location – Appropriateness based on infrastructure and proximity to other uses
- Intensity – As measured by square footage, floor to area ratio, dwelling units/acre, height, traffic, area
- Design – Lot size, setbacks, sidewalks, and street width
- Amenity – Landscaping, tree preservation and grading

The Comprehensive Plan divides the City into five districts as follows:

- Neighborhood District - A broad mix of residential uses which also supports a limited number of nonresidential uses that provide services to the neighborhood residents.
- Commercial District - The Commercial District contains a variety of citywide and regional retail uses, as well as offices, businesses, personal services and high density multi-family dwellings as supporting uses within the district. Most of the retail uses in the district depend on auto access to and from major roadways to support and sustain their business activity.
- Employment District - Employment Districts are locations for basic employment uses, including offices, corporate headquarters, manufacturing, warehouses, and research parks. The district contains significant concentrations of employment within the City and includes supporting uses such as multi-family residential, convenience retail, day care facilities, and restaurants.
- Downtown District - Edwardsville's Downtown is intended to be the focal point of the city, serving not just as the government center of both

the city and county, but the nexus of economic, cultural, recreational and historic resources and activities as well. This single district is an area of mixed uses and is built at a pedestrian scale.

- Open Space/Greenbelt District - The Open Space / Greenbelt District is designed to provide for the recreational and aesthetic needs of the residents of Edwardsville. It is also intended to protect sensitive areas, such as flood plains and hilly terrain and to preserve prime natural areas. Uses included in this district are public and private parks; other open spaces, golf courses, and greenbelts.

A map of the Special Interest Area was presented and discussed. SJ Morrison suggested looking at the corridor from I-255 to St. Louis Street. He would like to see the New Poag Road corridor removed from the American Bottoms. He feels they are two very different types of areas with the character being vastly different.

Emily Fultz asked the committee to think about what makes the area unique.

Mike Boline said it is one of the most scenic parts of the City.

SJ Morrison said the bluff is a unique characteristic of the City because it is an ancient bluff line with a series of native american cultural sites. He noted that a state university is on the entire south flank of the corridor. He also noted that Bohm Woods and Drda Woods make it unique.

Emily Fultz stated it is an area of habitat of wildlife.

SJ Morrison said he would hope the area wouldn't become a blight of interstate culture filling up with fast food restaurants and gas stations.

Emily Fultz asked the committee what they thought about incorporating commercial aspects that are talked about within the employment centers anywhere in the corridor and if they see them more east or west.

Committee discussed at length the Future Land Use of the corridor.

SJ Morrison would like to see an Overlay District in the corridor.

Emily Fultz stated this Comprehensive Plan update will be a staff update and will probably be over 4-5 months.

IV. NEW BUSINESS

V. OLD BUSINESS

VI. ADJOURNMENT