



Madison County I-55 Corridor:
The Alliance Village of Glen Carbon City of Edwardsville Madison County

Transportation & Growth Management Plan

Table of Contents

Table of Contents	TOC	Chapter 4 Site Inventory & Analysis	Chapter 7 Transportation and Growth Management Plan
Acknowledgements		4.1 Overview	7.1 Introduction
Overview	i	4.2 Image	7.2 Economic Development Strategy
Project Management Team	ii	4.3 Comparable Projects	7.3 Final Land Use Plan Framework
Participants	iii	4.4 Regional Overview	7.4 Transportation & Growth Management Plan ..
Chapter 1 Introduction		4.5 Local Context	7.5 Goals Revisited
1.1 Purpose and Planning Need	2	4.6 Transportation Network Analysis	7.6 Strategic Issues
1.2 Local Partnership & Project Oversight	3	4.7 Land Cover	
1.3 Site Location Overview	5	4.8 Development Patterns	Chapter 8 Implementation Strategies
1.4 Planning Process	6	4.9 Land Forms & Natural Features	8.1 Introduction
1.5 Public Participation Process	6	4.10 Parks & Open Space	8.2 Implementation Goals
1.6 Next Steps	9	4.11 Boundaries	8.3 Plan Adoption by Agencies
		4.12 Infrastructure	8.4 Recommendations
		4.13 Conclusion	
Chapter 2 Goals & Objectives		Chapter 5 Land Use Framework	Chapter 9 Appendix
2.1 Introduction	2	5.1 Introduction	9.1 Interview Findings
2.2 Intentions	2	5.2 Preservation of Open Space	9.2 Prototype Corridor Zoning Overlays
2.3 Goals	2	5.3 Commercial Node Interchanges	9.3 Exhibits
2.4 Smart Growth Planning Principles	3	5.4 Highways as Open Space	
2.5 Strategic Issues	5	5.5 Commercial Development along Highways ..	
		5.6 Interchange Access Commercial Corridors	
		5.7 Mixed Use Town Centers	
		5.8 Uses Separated by Highways	
		5.9 Recommended Land Use Strategy	
Chapter 3 Market & Economic Analysis		Chapter 6 Land Use Concepts	
3.1 Background	2	6.1 Introduction	
3.2 Methodology	3	6.2 Concept Alternative 1	
3.3 Economic Analysis	4	6.3 Concept Alternative 2	
3.4 Demographic & Household Income Shifts	6	6.4 Concept Alternative 3	
3.5 Projections and Assumptions	6		
3.6 Household Projections	8		
3.7 Housing Unit Projections	9		
3.8 Land Demand	13		



Madison County I-55 Corridor: The Alliance Village of Glen Carbon City of Edwardsville Madison County *Transportation & Growth Management Plan*

theHOKPlanningGroup



*Project Management Team (PMT) Meeting -
February 2004 at TheAlliance Offices*

Overview

The I-55 Corridor Transportation and Growth Management Plan was developed cooperatively under the guidance of TheAlliance of Edwardsville and Glen Carbon, Madison County Department of Planning and Development and the communities of Edwardsville and Glen Carbon. The HOK Planning Group and Development Strategies extend a thankful note to all for the opportunity to participate in this planning effort. From the beginning, our desire has been to forge a long-term relationship with the local planning authorities as well as to assist in the realization of their goals through successful planning, design and implementation. We admire the attitude and energy of the entire community and are honored to have played a role in this ambitious endeavor.

Madison County i55 Corridor

Project Management Team

At the heart of every great planning project is a bold vision - a vision that stretches across boundaries and challenges expectations. With this in mind, we gratefully acknowledge and appreciate the assistance of the Project Management Team - Mike, Joe, Dr. Bob, Ray, Rich, Bob, Jack and Will. The project management team (PMT) - as local representatives of Edwardsville and Glen Carbon and Madison County - have contributed greatly. It is a result of their initial efforts to pursue the state grant by writing the winning application that the initial goals for this project were created.

The design team is also grateful to the citizens of Pin Oak and Edwardsville Townships, Edwardsville, Glen Carbon, and Troy for the time that they took to provide input and help shape this ambitious vision.



*Public Participation Open House - November 2003
at Liberty Middle School*

Project Management Team Members

Mike Pierceall, AICP, TheAlliance Executive Director – Project Manager
Joe Parente, AICP, Madison County Administrator Planning & Development – Contracting Authority
Dr. Robert Koepke, CEcD, SIUE
Ray Lai, AICP, City of Edwardsville Planning Department
Rich Madison, City of Edwardsville City Council Ward 4
Bob McClellan, Hortica, President & CEO
Jack Minner, Madison County Board Member
Will Shashack, Village of Glen Carbon Building & Zoning Administrator



Project Management Team (PMT) Meeting - February 2004 at TheAlliance Offices

ii Acknowledgements

Participants

The Alliance Board of Directors

Brian Donnelly, Chairman
 Joe Parente, Vice Chairman
 Charles Juneau, Treasurer
 Janet Haroian, Secretary
 Bob Bruegge
 Bruce Coury
 John Dorsey
 Jeff Hanselman
 Jean Hughes
 Dr. Robert Koepke
 Jane Louer
 Rich Madison
 Gene Peters
 Gerry Schuetzenhofer
 Jeffrey Wehling
 Michael Campbell, ex-officio
 Carol Forman, ex-officio
 Eugene Kohlmler, ex-officio
 Mayor Ben Maliszewski, ex-officio
 Mayor Gary Niebur, ex-officio

Madison County

Alan Dunstan, County Board Chairman
 Joe Parente, AICP, Madison County
 Administrator Planning & Development
 David Dietzel, Highway Engineer
 John Herzog, Economic Development
 Coordinator

City of Edwardsville

Gary Niebur, Mayor
 Bennett Dickmann, City Administrator
 Tim Harr, Public Works Director & Building
 Official
 Sue Mueller, City Engineer
 Ray Lai, Director of Planning & Zoning
 Cheryl Porter, Assistant Director of Planning &
 Zoning

Village of Glen Carbon

Ben Maliszewski, Mayor
 Will Shashack, Building and Zoning
 Administrator
 Tom Sedlacek, Public Works Director

Edwardsville Township

Michael Campbell, Township Supervisor
 Jeffrey Hessel, Highway Commissioner

Pin Oak Township

Eugene Kohlmler, Township Supervisor
 Barb Pizzini, Township Trustee
 Mike Fruth, Highway Commissioner

The Alliance Staff

Mike Pierceall, AICP Executive Director
 Liz Saul, Research Assistant

The Design Team

The HOK Planning Group
 Bill Burke, RLA, ASLA, Project Manager
 Mark Vogl, AICP, ASLA, Lead Planner
 Andrew Kilmer, Planner
 Juana Gregory, Planner

Development Strategies

Bob Lewis, AICP, CEcD Project Manager
 Richard Ward, CRE, AICP, CEcD, Development
 Strategist
 Jason Hensley, Planner

CBB Transportation Planners

Shawn Leight, PE, Transportation Planner



*Public Participation Open House - February 2004
 at Liberty Middle School*