



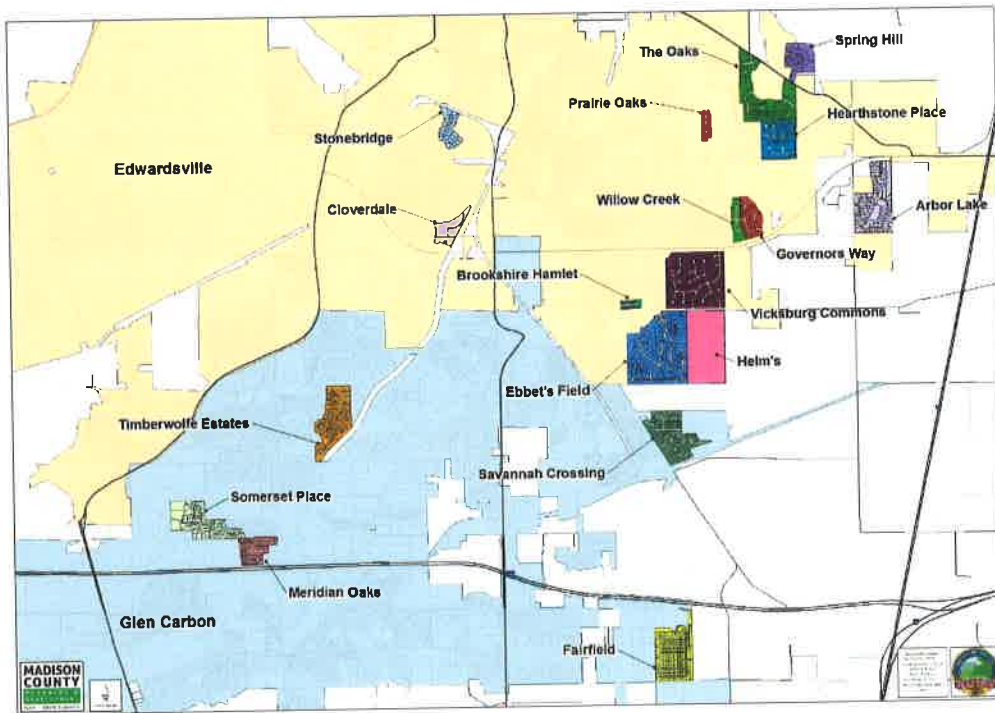
Madison County Government Planning and Development Department

Matt Brandmeyer, AICP • Administrator
Madison County Administration Building
157 N. Main Street, Suite 254 • Edwardsville, IL 62025-1964
Phone (618) 692-7040 ext. 4468 • Fax (618) 692-8982
E-Mail zoning@co.madison.il.us
<http://www.co.madison.il.us/Planning>

Date: July 13, 2015
To: Scott Hanson, City of Edwardsville
David Coody, Village of Glen Carbon
From: Matt Brandmeyer, Madison County P&D Administrator *MB*
Re: Review of Development Trends

This is the second in a series of memos that will look at demographics, development patterns, future housing demand, potential revisions to the I-55 map and development regulations, and future steps.

As a follow-up to the March public hearings, I have reviewed the development patterns over a 15-year period in order to understand how the area developed. This includes a detailed review of the larger subdivisions (20+ lots) constructed during that time, including statistics on lot size and lot width. We also looked at street connections, frontage, and exterior building materials. The study includes sixteen (16) subdivisions that were platted since 2001 for a total of 1,326 lots.



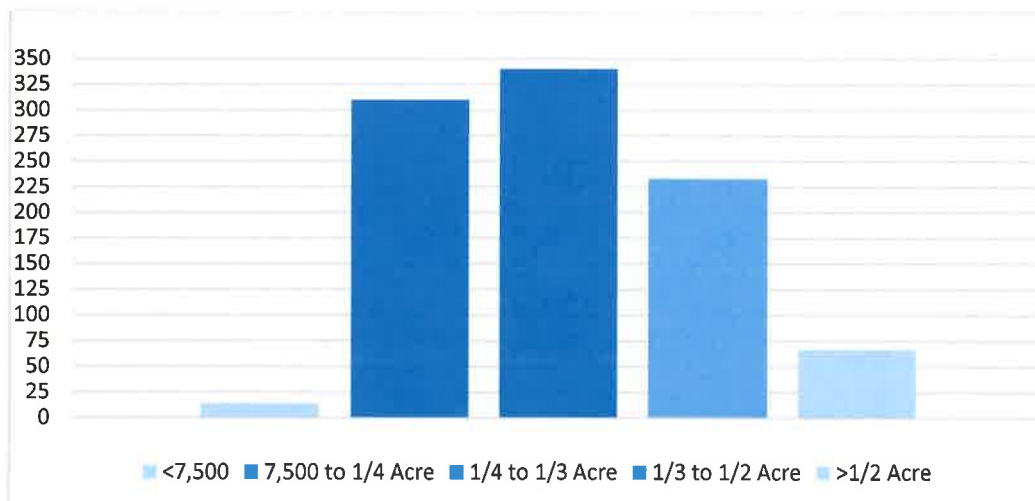
Larger subdivision that were platted in Edwardsville and Glen Carbon since 2000



The purpose of this study is to understand market demand and past development patterns in order to compare them with the proposed I-55 regulations. By doing this, we can identify potential changes to the proposed regulations.

Lot Size

As shown on the chart below, of the 1,326 lots that were considered for the study, 409, or 30.8%, are between 7,500 and 10,890 (which is $\frac{1}{4}$ acre). 500, or 37.7%, are between 10,891 and 14,520 square feet (between $\frac{1}{4}$ and $\frac{1}{2}$ acre). Another 312 lots, or 23.5%, are between 14,521 square feet and 21,780 square feet (which is $\frac{1}{2}$ acre). Only ninety-four (94) or, 7%, are greater than $\frac{1}{2}$ acre. Even fewer lots, 11 total, are less than 7,500 square feet. Since 7,500 square feet is the minimum standard, anything less would have required a variance or is a nonconforming lot of record.



Unincorporated Subdivisions

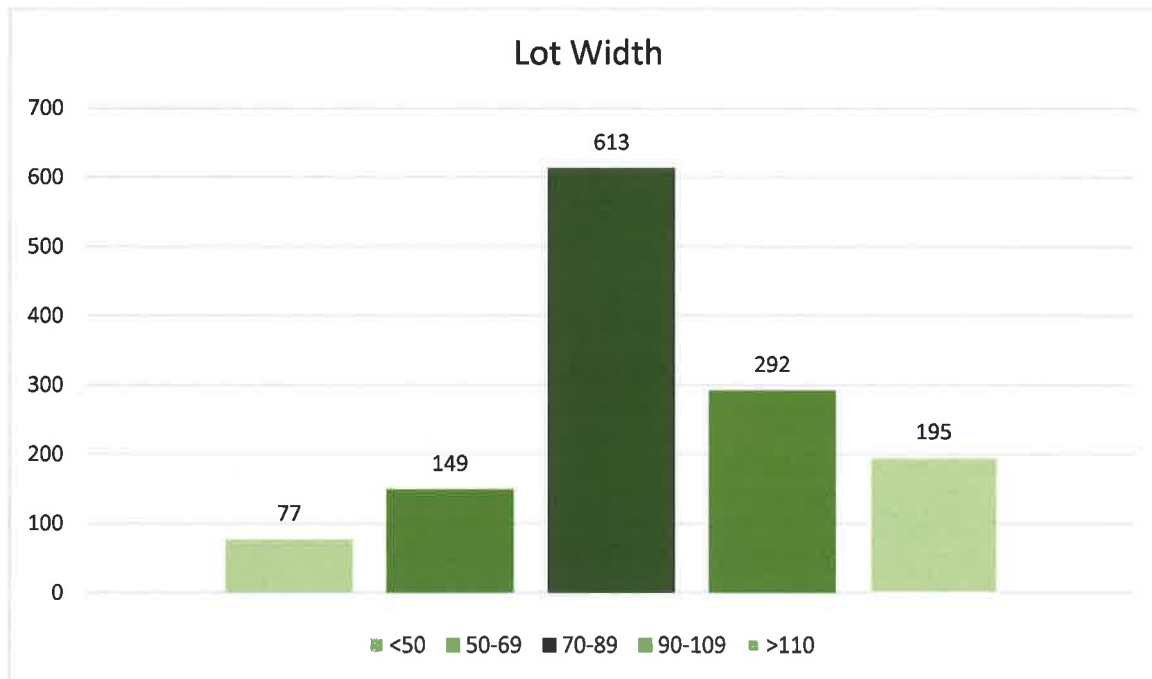
There were two large unincorporated subdivisions that were platted during this time period. Stone Cliff Manor is a sixty-six (66) lot subdivision east of Edwardsville on Marine Road. It was platted in 2006 and has slowly built-out since then. The average lot size is 27,803 square feet. Chapel Hill is located at Staunton Road and Maple Grove Road. It was platted earlier this year and construction has not commenced. Chapel Hill consists of twenty-three (23) lots with an average lot size of 52,201 square feet.

Planned Unit Developments

Over the last few years, two unconventional subdivisions were platted in the City of Edwardsville. Brookshire Hamlet and Cloverdale Subdivisions feature lots that average 3,000 to 4,000 square feet and are largely covered the building footprint. The remaining area is common area and is maintained by the homeowner's associations. While the design is different than typical single-family detached subdivisions, the overall density figure for the subdivisions remains above 4 units/acre, or $\frac{1}{4}$ acre lot sizes.

Lot Width

As shown on the chart below, the lot width information reveals a similar pattern. Of the 1,326 lots platted, 613, or just over 46%, are between 70 and 90 feet wide. 292, or 22%, are between 90 and 110 feet wide. Another 149, or 11.2%, are between 50 and 70 feet wide.



Exterior Materials & Frontages

Staff conducted a windshield survey of the subdivisions and found that every home that was built over the last 15 years has one of the required exterior materials, which include stone, brick, pre-case, siding, or stucco. Most homes have either brick or siding. In addition, over 75% of homes have one of the required frontages, which include a bay window, common yard, porch, or balcony.

Conclusion

A review of subdivisions platted the last 15 years provides a range of lot sizes, lot widths, and architectural features. While the current draft of the regulations would meet the objectives of the I-55 plan, there is room to make changes while still achieving the plan's objectives and addressing concerns expressed at the public hearings.

We still need to keep demographics and future market considerations in mind, but if we want to maintain current development patterns, we can provide a range of lots sizes and widths that reflect lots platted since 2000. If the exterior materials and frontage requirements were removed from single-family development standards, it's likely that new homes in Edwardsville and Glen Carbon would continue to be high-quality structures built with brick and siding.