



Madison County Government
Planning and Development Department

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Date: March 2, 2015

To: Scott Hanson, Edwardsville City Planner

From: Matt Brandmeyer, Madison County Planning & Development Administrator *MB*

Re: Draft I-55 Code Revisions

Over the last few weeks, we've discussed changes to the draft I-55 code at the Edwardsville Ordinance Committee meetings. The changes will be incorporated into the document on the County's website as the code continues to the Edwardsville Plan Commission.

The following is the list of revisions that are either recommended by staff or members of the Ordinance Committee:

1. Remove the minimum height requirements the Single Family Detached, Estate, Countryside Tract, and Farm lot types. Update tables 3.4.7 and 3.4.7D as needed.
2. Add a 750 square foot minimum requirement for dwelling units. The requirements will be added to each of the residential lot types in Article 3.
3. In the residential architectural standards in section 3.7.7, add a requirements for a minimum .044 inch thickness for vinyl siding.
4. Increase the single family detached maximum lot size to 14,520 square feet, decrease the minimum lot size for the estate lot type to 14,520 square feet.
5. Step down commercial building heights that are within 100 ft. of a residential district (unless a variance is approved) to a maximum of 2 stories and provide a 25 ft. buffer with screening. Screening will be defined by the applicable jurisdiction.
6. Remove sections 3.1, 3.2, and 3.3. All sections can reference Article 1 "General Provisions."
7. In Table 3.4.2 remove Business/Manufacturing and Campus Building lot types and Mixed-Use Office and Campus Districts.
8. Remove section 3.4.3, additional lot types won't be added.

9. In 3.4.4 remove E and G which reference Business/Manufacturing and Campus Building lot types.
10. In the "Development Standards" section for all lot types, remove references to landscape, signage, and outdoor lighting. For land uses, reference Article 5.
11. Remove all content from 3.8 to 3.14, including streetscape, landscape, parking, signage, outdoor lighting, outdoor display and storage, and infrastructure standards. Replace with references to code of applicable jurisdictions.
12. Add a requirement to 3.5.3H stating that arcade frontages should be well-lit and provide a safe environment.
13. On page 3-67, number 4, add "or as determined by the applicable jurisdiction" to provide final authority of paving materials. Also, in 4b "pavers" is spelled wrong.
14. Edit the top middle picture on page 3-75 so that parking in front of the building is not shown.
15. On page 3-80, add a provision requiring snow and ice guards when a roofline is above public space.
16. On pages 3-81 to 3-83, add a requirement to irrigate garden walls.
17. On page 3-84 replace the low-res pictures with a better version.
18. Add a disclaimer to the beginning of the document stating that graphical images are intended to capture the purpose and intent of the form-based code.
19. All bullet points should be changed to either lettering or numbering.
20. Revise the section in Article 1 "General Provisions" regarding plat act exemption to: "Lots created via the exemption provisions of the Illinois Plat Act 765 ILCS 205."
21. In Article 1, include a provision allowing "Lots of Record" to be built upon.
22. In Article 1, add a provision for non-conforming uses and structures. State that existing structures and uses will not be made non-conforming under the code. Any existing nonconformities will be governed by the applicable jurisdiction.
23. Revise the "Purpose" section in Article 4 "Planned Unit Development" to reflect the "Purpose" section in Article 1.
24. Double-check the map colors and make sure they correlate.