



Madison County Government
Planning and Development Department

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Agenda *Amended 2/22/19* Madison County Zoning Board of Appeals Meeting
February 26, 2019 at 5:00 p.m.
Madison County Administration Building County Board Room
157 N. Main Street, Suite 203, Edwardsville, IL 62025

A. Call of Meeting to Order

B. Roll Call

- Don Metzler
- Mary Goode
- Tyrone Echols
- George Ellis
- Thomas Ambrose
- Nicholas Cohan
- Sharon Sherrill

C. Approval of Minutes – December 18, 2018

D. Overview of Zoning Petitions and Staff Recommendations

E. Explanation of Zoning Hearing Procedures and Swearing in of All Parties

F. Zoning Hearings

1. Hearing Z19-0003 – Petition of James Leathers, owner of record, requesting a variance as per §93.023, Section B, Item 2 in order locate a residence 8 feet from the north property line instead of the required 50 feet. This is located in an Agricultural District in Jarvis Township at 1461 Bauer Road, Troy, Illinois, County Board District #2, PPN#09-1-22-14-00-000-007
2. Hearing Z19-0004 – Petition of Mark and Cindy Feldmann, owners of record, requesting a special use permit as per §93.023, Section D, Items 24 and 28 of the Madison County Zoning Ordinance in order to continue the use of the property as a sales yard for agricultural products such as fruits, vegetables, flowers and plants and also a recreational area for hayrides and special events. This is located in an Agricultural District in Omphgent Township, at 8863 Dustman Road, Worden, Illinois, County Board District #3, PPNS#12-1-04-09-00-000-008.003, #12-1-04-09-00-000-008.002 & #12-1-04-08-00-000-013.001
3. Hearing Z19-0007 – Petition of Jennifer Walsh, owner of record, requesting an amendment to special use permit Z12-0048 as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to utilize an existing single-wide manufactured home on the site for the occupancy of Eddie Peridore, the grounds keeper of the property. This is located in an Agricultural District in Marine Township, at 830 W. Division Street, Marine, Illinois, County Board District #4, PPN#06-1-17-20-00-000-005
4. Hearing Z19-0009 – Petition of Wade Rives, owner of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (b) of the Madison County Zoning Ordinance in order to construct an

accessory structure that will be 11.5 feet from the south property line instead of the required 15 feet. This is located in an Agricultural District in Fort Russell Township, at 4926 Smith Drive, Edwardsville, Illinois, County Board District #24, PPN#15-1-09-33-00-000-008.042

5. Hearing Z19-0010 – Petition of Raymond Arthur, applicant, on behalf of Gary Fuller, owner of record, requesting a special use permit as per §93.034, Section D, Item 26 of the Madison County Zoning Ordinance in order to have an impound storage yard on site. This is located in an "M-1" Limited Manufacturing District in Chouteau Township, at 739 E. Chain of Rocks Road, Granite City, Illinois, County Board District #16, PPN#18-2-14-27-04-407-030 & 18-2-14-27-04-407-031
6. Hearing Z19-0012 – Petition of Bryan and Kailey Riegert, applicants and owners of record, requesting a variance as per §92.023, Section B, Item 2 of the Madison County Zoning Ordinance to construct a residence that will be 15 feet from the west property line and 15 feet from a private roadway easement instead of the required 50 feet. This is located in an Agricultural District in Hamel Township, on Shadowfax Lane, Edwardsville, Illinois County Board District #3, PPN#11-2-10-31-00-000-021

G. Citizens Wishing to Address the Zoning Board of Appeals

H. Unfinished Business

1. Consideration of Zoning File Z18-0055 – Petition of Kirk Chapman, owner of record, requesting a zoning map amendment to rezone seven acres from "R-2" Single-Family Residential District to "M-1" Limited Manufacturing District to operate a trucking business. This is located in Collinsville Township, at 6793 Lebanon Road, Collinsville, Illinois, County Board District #19, PPN#13-1-21-25-00-000-013
2. Consideration of Zoning File Z18-0052 – Petition of Pro Excavating and Grading, LLC, applicant and owner of record, requesting an amendment to a "B-5" Planned Business District for proposed changes to the previously-approved site plan. This is located in a "B-5" Planned Business District in Edwardsville Township on East Schwarz Street, Edwardsville, Illinois, County Board District #18, PPN#s: 14-1-15-12-13-304-001.001 & 14-1-15-12-14-302-001.001

I. New Business

1. Z19-0003 – Petition of James Leathers
2. Z19-0004 – Petition of Mark and Cindy Feldmann
3. Z19-0007 – Petition of Jennifer Walsh
4. Z19-0009 – Petition of Wade Rives
5. Z19-0010 – Petition of Raymond Arthur on Behalf of Gary Fuller
6. Z19-0012 – Petition of Bryan and Kailey Riegert
7. Zoning Board of Appeals By-Laws

J. Planning Coordinator's Report

K. Adjournment