



Madison County Government
Planning and Development Department

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AGENDA

MADISON COUNTY ZONING BOARD OF APPEALS MEETING

March 13, 2018 at 8:30 a.m.

Madison County Administration Building

Planning & Development Department Conference Room

157 N. Main Street, Suite 254

Edwardsville, IL 62025

A. Call of Meeting to Order

B. Public Hearings and Public Comment

See the attached hearing notice. Please note that the public hearings will occur on site at the addresses listed within the Zoning Schedule. The Zoning Board of Appeals will reconvene in the Planning and Development Conference Room immediately after all on-site hearings have been conducted.

C. Approval of Minutes

D. Unfinished Business

- a. Petition Requesting a Text Amendment to Chapter 93 of the Madison County Code of Ordinances
- b. Z18-0007 – Petition of Stephen Edwards

E. New Business:

- a. Z18-0015 – Petition of Greg and Linda Miller
- b. Z18-0019 – Petition of Johsua Williams
- c. Z18-0020 – Petition of James Scott
- d. Z18-0017 – Petition of Raymond and Regina Svoboda
- e. Z18-0016 – Petition of Joseph Garwood

F. Planning Coordinator's Report

G. Adjournment

PUBLIC HEARING NOTICE
MADISON COUNTY ZONING BOARD OF APPEALS
Tuesday, March 13, 2018

8:30 A.M. – The Zoning Board of Appeals will meet in the office of the Madison County Planning and Development Department and proceed to the sites of the scheduled public hearings. The applicants and interested parties are to meet the board at the SITES. All hearings are open to public comment.

9:15 A.M. - Z18-0015 - Petition of Greg and Linda Miller, owners of record, requesting a zoning map amendment to rezone a tract of land from "A" Agricultural District to "R-1" Single-Family Residential District. Also, a variance as per §93.025, Section B, Item 1 to create a tract of land in an "R-1" Single-Family Residential District that will be 32,800 sq. ft. instead of the required 40,000 sq. ft. Also, a variance as per §93.061, Section A, to create a tract of land with a private sewage system that is 32,800 sq. ft. instead of the required 40,000 sq. ft. This is located in Foster Township, at **2816 Union School Road, Alton, Illinois PPN#20-1-02-30-00-000-008.003 (06)**

10:20 A.M. - Z18-0019 - Petition of Joshua Williams, owner of record, requesting a special use permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance to continue the placement of a single-wide manufactured home on site for the occupancy of Joshua Williams and family for a period not to exceed 5 years. This voids SUP #Z12-0051. This is located in an "R-4" Single-Family Residential District in Wood River Township, at **1434 8th St. Cottage Hills, Illinois PPN#19-2-08-03-02-207-008 (13)**

10:30 A.M. - Z18-0020 - Petition of James Scott, purchaser, on behalf of Kristal Null, owner of record, requesting a zoning map amendment to rezone a one-acre tract of land from "R-2" Single-Family Residential District to "B-4" Wholesale Business District to have a commercial office on site. This is located in Wood River Township, at **4028 Henkaus Lane, Bethalto, Illinois PPN#19-1-08-02-00-000-002.001 (13)**

11:00 A.M. - Z18-0017 - Petition of Raymond and Regina Svoboda, owners of record, requesting a variance as per §93.023, Section B, Item 1, Sub (a) of the Madison County Zoning Ordinance to create a tract of land that is one acre in size instead of the required two acres. This is located in an Agricultural District in Fort Russell Township, at **6110 St. James Drive, Edwardsville, Illinois PPN#15-1-09-13-00-000-005 (05)**

11:25 - Z18-0016 - Petition of Joseph K. Garwood, owner of record, requesting a zoning map amendment to rezone a 1.36-acre tract of land from "R-3" Single-Family Residential District to "B-3" Highway-Business District. Also, a variance as per §93.031, Section B, Item 6 in order for the existing structure on site to be 20 ft. from the west property line instead of the required 50 ft. This is located in Edwardsville Township, at **4548 North State Route 157, Edwardsville, Illinois PPN 14-1-15-01-00-000-011 (18)**