



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) 296-4468 · Fax (618) 692-8982
Email: zoning@co.madison.il.us
http://www.co.madison.il.us/departments/planning_and_development/index.php

AGENDA

MADISON COUNTY ZONING BOARD OF APPEALS MEETING

April 10, 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. Z18-0024 – Petition of Definitive Homes Design, Inc. **Postponed until May 8th**
- b. Z18-0022 – Petition of Jose Del Rio
- c. Z18-0021 – Petition of Viridiana Del Rio
- d. Z18-0026 – Petition of Jerry & Gwendolyn Fuller

F. Planning Coordinator's Report

G. Adjournment

PUBLIC HEARING NOTICE
MADISON COUNTY ZONING BOARD OF APPEALS
Tuesday, April 10, 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. - Z18-0024 – ~~Petition of Definitive Homes and Design, Inc., on behalf of Greenscape Properties, LLC., owner of record, requesting a zoning map amendment to rezone 52.48 acres from “A” Agriculture District to “R-1” Single-Family Residential District in order to create a 38 lot subdivision. - This is located in Collinsville Township, at 1941 Orr Lane, Collinsville, Illinois PPN#13-1-21-36-00-000-008 (29)~~ Postponed until May 8th

9:50 A.M. - Z18-0022 - Petition of Jose Del Rio, owner of record, requesting a zoning map amendment in order to rezone a 0.16 acre tract of land from “A” Agriculture District to “R-4” Single-Family Residential District and a special use permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to place a single-wide manufactured home on site for the sole occupancy of Katy Del Rio and family for a period not to exceed five years. This is located in Nameoki Township, at **3219 West Point Avenue, Collinsville, Illinois PPN#17-2-20-36-03-301-039 (23)**

10:00 A.M. - Z18-0021- Petition of Virdiana Del Rio, owner of record, requesting a zoning map amendment in order to rezone a 0.49 acre tract of land from “A” Agriculture District to “R-4” Single-Family Residential District, a special use permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a double-wide manufactured home on site for the sole occupancy of Virdiana Del Rio and family for a period not to exceed five years. Also, variances as per §93.025, Section H, Item 3, for an existing barn that is used to stable horses to be 2 feet from the west and east property lines instead of the required 50 feet and to have 3 horses on 0.49 acres instead of the required 3 acres. This is located in Nameoki Township, at **8703 Fairway Blvd., Collinsville, Illinois PPN#17-2-20-36-03-301-003 (23)**

11:15 A.M. - Z18-0026 - Petition of Jerry & Gwendolyn Fuller, owners of record, and Katelyn E. Wense, occupant of manufactured home, requesting a special use permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a single-wide manufactured home for the sole occupancy of Katelyn E. Wense, for a period not to exceed five years. This voids the SUP #6821. This is located in an "R-4" Single-Family Residential District in Nameoki Township, at **1629 Wilson Ave, Granite City, Illinois PPN#17-2-20-05-12-201-021 (21)**