



Madison County Government
Planning and Development Department

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AGENDA
MADISON COUNTY ZONING BOARD OF APPEALS MEETING
April 25, 2017
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. Approval of Minutes
- C. 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.

- D. Unfinished Business
 - a. Z17-0009 – Petition of Retail Place, LLC
 - b. Text Amendment – Zoning Ordinance
- E. New Business:
 - a. Z17-0020 – Petition of Arthur Baugh and Derek Baugh
 - b. Z17-0016 – Petition Dave Slemmer
 - c. Z17-0015 – Petition of John and Sandra Hess
 - d. Z17-0018 – Petition of Tim Reeb and Kristen Wardlaw
 - e. Z17-0019 – Petition of Ardie Decker, Billy Foster, and Anne Mordis
 - f. Z17-0014 – Petition of Mehmet Dinceroglu
- F. Planning Coordinator's Report
- G. Adjournment

PUBLIC HEARING NOTICE
MADISON COUNTY ZONING BOARD OF APPEALS
Tuesday, April 25, 2017

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. - Z17-0020 - Petition of Arthur Baugh, owner of record, and Derek Baugh, applicant, requesting a variance as per Article 93.052, Section (H) of the Madison County Zoning Ordinance in order to construct a metal accessory structure in an "R-3" Single-Family Residential District, a variance as per Article 93.051, Section (A), Item (3), Sub (c) in order to construct an accessory structure in the front yard setback area, and a variance as per Article 93.061, Section (A) in order to install a private sewage system on a lot that is 14,800 square feet instead of the required 40,000 square feet. This is located in an "R-3" Single-Family Residential District in Omphgent Township on Schiller Street, **directly east of 8424 South Schiller Street, Worden, Illinois**
PPN#12-2-04-18-17-302-012 **(04)**

9:45 A.M. - Z17-0016 - Petition of Dave Slemmer, owner of record, requesting a special use permit as per Article 93.023, Section (D) (pending approval) in order to have a landscaping business on site. This is located in an Agricultural District in Hamel Township, at **5914 N. State Route 157, Edwardsville, Illinois** PPN#11-1-10-22-00-000-007.002 **(03)**

10:15 A.M. - Z17-0015 - Petition of John and Sandra Hess, owners of record, requesting a zoning map amendment in order to rezone a 6 acre tract from B-3 Highway Business District to B-4 Wholesale Business District. This is located in Marine Township on Grotefendt Road, **directly west of 2977 State Route 4, Marine, Illinois** PPN#06-1-17-30-00-000-007.001 **(04)**

11:25 A.M. - Z17-0018 - Petition of Tim Reeb, applicant, for owner of record, Kristen Wardlaw and Heavenly Rhythm Dance Studio, requesting a zoning map amendment in order to rezone a 1.5 acre tract of land from Agricultural to B-2 General Business District. This is located in Jarvis Township on Troy Road, **directly east of 1108 Troy Road, Collinsville, Illinois** PPN#09-1-22-18-00-000-004.007 **(02)**

11:50 A.M. - Z17-0019 - Petition of Ardie Decker, c/o Billy Foster, owner of record, by Anne Mordis, applicant, requesting a zoning map amendment in order to rezone a 0.35 acre tract of land "R-4" Single-Family Residential to "B-1" Limited Business District, a variance as per §93.020 in order to create a "B-1" Limited Business District that is 0.35 acres in size instead of the required 1 acre, a special use permit as per §93.029, Section (D), Item 2 in order to operate a bar on site, and variance as per §93.029, Section (B), Items 7 and 9 in order to be 18.37 feet from the north property line instead of the required 50 feet, 13 feet from the west property line instead of the required 50 feet, and 12.5 feet from the south property line instead of the required 20 feet. This is located in Nameoki Township, at **100 Joe Street, Collinsville, Illinois** PPN#17-2-20-36-04-405-017 **(23)**

12:15 P.M. - Z17-0014 - Petition of Mehmet Dinceroglu, owner of record, requesting a zoning map amendment in order to rezone a 0.50 acre tract of land from B-1 Limited Business District to R-5 Multiple-Family Residential District, a variance as per Article 93.020 in order to create an "R-5" Multiple-Family Residential District that is .50 acres in size instead of the required 2 acres, and a variance as per Article 93.026, Section (B), Item 7 in order to be 12 feet from the east property line instead of the required 25 feet. This is located in Chouteau Township, at **5429 Maryville Road, Granite City, Illinois** PPN#18-2-14-33-01-102-012 **(21)**