



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](mailto:zoning@co.madison.il.us)  
[http://www.co.madison.il.us/departments/planning\\_and\\_development/index.php](http://www.co.madison.il.us/departments/planning_and_development/index.php)

**AGENDA**

**MADISON COUNTY ZONING BOARD OF APPEALS MEETING**

**May 9, 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. Text Amendment – Zoning Ordinance
- E. New Business:
  - a. Z17-0021 – Petition of DEI Holdings, LLC
  - b. Z17-0024 – Petition John and Nikkiesha Waddy
  - c. Z17-0022 – Petition of Deanna Brown
  - d. Z17-0025 – Petition of Catherine and Linda Durer
- F. Planning Coordinator's Report
- G. Adjournment

**PUBLIC HEARING NOTICE**  
**MADISON COUNTY ZONING BOARD OF APPEALS**  
**Tuesday, May 9, 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. - Z17-0021** - Petition of DEI Holdings LLC, applicant and owner of record, requesting a zoning map amendment in order to rezone a 0.96 acre tract of land from "R-3" Single -Family Residential District to "B-2" General Business District and a Special Use Permit as per Article 93.030, Section D, Item (1), in order to have a bar and a Special Use Permit as per Article 93.030 Section D, Item (4) in order to have a dwelling. This is located in Omphghent Township at **8471 Prairietown Road, Dorsey, Illinois PPN#12-2-04-18-17-301-017 (03)**

**9:50 A.M. - Z17-0024** - Petition of John and Nikkiesha Waddy, owners of record, requesting a Special Use Permit as per Article 93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order place a single wide manufactured home on site for the occupancy of John and Nikkiesha Waddy for a period not to exceed five (5) years. This is located in an "R-4" Single-Family Residential District in Wood River Township, at **1411 9th Street, Cottage Hills, Illinois PPN#19-2-08-03-02-205-039 (13)**

**11:15 A.M. - Z17-0022** - Petition of DeAnna Brown, owner of record, requesting a Variance as per Article 93.025, Section E, Item (4) of the Madison County Zoning Ordinance in order to construct an attached garage to an existing home that will be ten (10) feet from the east property line instead of the required 25 feet. This is located in an "R-4" Single Family Residential District in Nameoki Township, at **224 Carver, Madison, Illinois PPN# 17-2-20-31-05-101-033 (23)**

**11:45 A.M. - Z17-0025** - Petition of Catherine Durer, applicant, for owner of record, Linda Durer, requesting a Variance as per Article 93.061, Section A of the Madison County Zoning Ordinance in order to have a lot that is 33,690 square feet instead of the required 40,000 feet for a private sewage system to an existing home. This is located in an "R-1" Single Family Residential District in Collinsville Township, at **2122 Rose Knoll Lane, Glen Carbon, Illinois PPN #13-2-21-03-03-302-004 (25)**