



Madison County Government
Planning and Development Department

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AGENDA

MADISON COUNTY ZONING BOARD OF APPEALS MEETING

May 22, 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 at 12:55 p.m. or 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. Z18-0023 – Raymond Blackburn and Derek Ford
- b. ~~Z18-0031 – Petition of Jason Durrett and Joseph Uram~~ **Petition Withdrawn**
- c. Z18-0030 – Petition of Rick Windham
- d. Z18-0029 – Petition of Patrocinio Hernandez
- e. Z18-0024 – Petition of Definitive Homes and Design, Inc.

F. Planning Coordinator's Report

G. Adjournment

PUBLIC HEARING NOTICE
MADISON COUNTY ZONING BOARD OF APPEALS
Tuesday, May 22, 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. - Z18-0023 - Petition of Raymond Blackburn, owner of record, and Richard Derek Ford, applicant and contracted purchaser, requesting a special use permit as per §93.023, Section D, Item 24 of the Madison County Zoning Ordinance in order to have a RV park on site. This is located in an Agricultural District in Foster Township, at **7535 Vonnahmen Road, Bethalto, Illinois** PPN#20-1-02-32-00-000-004.001 & #20-1-02-33-00-000-001.002 **(5)**

~~**9:45 A.M. - Z18-0031** – Petition of Jason Durrett, owner of record, and Joseph Uram, representing Cadence Video Gaming Corporation, lessee and applicant, requesting a zoning map amendment to rezone a lot of land from "R-4" Single-Family Residential District to "B-2" General Business District, a variance as per §93.020 in order to create a "B-2" General Business District that is 0.20 acres in size instead of the required 1 acre. Also, variances as per §93.030, Section B, Items 7 & 9 in order for the existing structure on site to be 30 ft. from the east property line and 20 ft. south property line instead of the required 50 ft. and 15 ft. from the west property line instead of the required 20 ft. This is located in Chouteau Township, at **101 Lenox Avenue, Granite City, Illinois** PPN#18-2-14-27-03-306-015 **(16)** **Petition Withdrawn**~~

11:05 A.M. - Z18-0030 - Petition of Rick Windham, owner of record, requesting a variance as per §93.025, Section C, Items 3 & 4 of the Madison County Zoning Ordinance in order to construct an attached garage addition to an existing home that will be 12 ft. from the south property line instead of the required 20 ft. and 33 ft. from the west property line instead of the required 40 ft. This is located in an "R-2" Single-Family Residential District in Jarvis Township, at **23 Wheat Drive, Troy, Illinois** PPN# 09-2-22-14-13-301-023 **(02)**

11:35 A.M. - Z18-0029 – Petition of Patrocinio Hernandez, owner of record, requesting a special use permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep 5 chickens and 2 goats on site, a variance as per §93.100, Section B, Item 5 in order to have an existing chicken run 0 ft. from the east and south property line instead of the required 20 ft., a variance as per §93.025, Section H, Item 3, in order to keep 1 horse on a tract of land that is 0.18 acres instead of the required 1 acre and for the existing barn utilized to stable the horse to be 5 ft. from the north property line instead of the required 50 ft. This is located in an "R-4" Single-Family Residential District in Nameoki Township, at **3330 VFW Lane, Collinsville, Illinois** PPN# 17-1-20-36-04-401-005.001 **(23)**

12:05 P.M. - Z18-0024 - Petition of Definitive Homes and Design, Inc., represented by Mike Wallace, 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. Also, variances as per §93.025, Section B, Item 1 and §93.061, Section A to create two tracts of land that are 28,905 sq. ft. and 33,281 sq. ft. instead of the required 40,000 sq.ft., variances as per §93.025, Section B, Items 3 & 5 for all proposed lots to have a 25 ft. setback from the front property line instead of the required 50 ft. and a 50 ft. setback from the rear property line instead of the required 75 ft. This is located in Collinsville Township, at **1941 Orr Lane, Collinsville, Illinois** PPN#13-1-21-36-00-000-008 **(29)**