



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
May 25, 2021 at 5:00 p.m.**

VIRTUAL & IN-PERSON MEETING – SEE IMPORTANT DETAILS BELOW

A. Call of Meeting to Order

B. Roll Call

- Don Metzler, Chairperson
- Thomas Ambrose
- Nicholas Cohan
- George Ellis
- Mary Goode
- Sharon Sherrill

C. Approval of Minutes – April 27, 2021

D. Overview of Zoning Petitions

E. Explanation of Zoning Hearing Procedures and Swearing in of All Parties

F. Zoning Hearings

1. **Hearing Z21-0026** – Petition of Steven and Karen Bauer, owners of record, requesting a variance as per §93.023, Section B, Item 1, Subsection (a) of the Madison County Zoning Ordinance to have the property width be 36 feet wide at the 50 foot front yard setback of the northern-most part of the parcel instead of the required 150 feet. This is located in an “A” Agricultural District in Jarvis Township **along the west side of Bauer Road, Troy**, Illinois, County Board District #2, PIN# 09-1-22-23-00-000-010
2. **Hearing Z21-0027** – Petition of Michael Prosser, owner of record, and Gay Harper, requesting a variance as per §93.025, Section C, Item 3 of the Madison County Zoning Ordinance in order to construct a new single-family dwelling that will be 7 feet from the north property line instead of the required 40 feet. This is located in an “R-2” Single-Family Residential District in Collinsville Township at **11 N Shore Lane, Collinsville**, Illinois, County Board District #27, PIN# 13-2-21-14-08-201-028
3. **Hearing Z21-0028** – Petition of Parker and Joe Stimac, on behalf of Geneva Ricks, Administrator of the Estate of James Williams, requesting a zoning map amendment to rezone a tract of land from “R-4” Single-Family Residential District to “M-2” General Manufacturing District in order to construct a storage building on site. This is located in Chouteau Township at **168 Douglas Place, Granite City**, Illinois, County Board District #16, PIN# 18-2-14-27-03-304-009
4. **Hearing Z21-0031** – Petition of Jason Durrett, owner of record, requesting a zoning map amendment in order to rezone a tract of land from “R-4” Single-Family Residential District to “B-2” General Business District in order to use the existing structure as office space or for a barber shop and/or beauty salon and a variance as per §93.030, Section B, Item 7 of the Madison County Zoning Ordinance in order for the existing commercial structure to be 25 feet from the east and south property lines instead of the required 50 feet. This is located

in Chouteau Township at **101 Lenox Avenue, Granite City**, Illinois, County Board District #16, PIN# 18-2-14-27-03-306-015

5. **Hearing Z21-0032** – Petition of Wilson Waggoner, applicant on behalf of Darrel Keller, Trustee of the Lorraine M. Keller Declaration of Trust, requesting a variance as per §93.023, Section B, Item 1, Subsection (a) of the Madison County Zoning Ordinance to have a part of a new private roadway easement be as narrow as 18.5 feet at the eastern most section instead of the required 40 feet. This is located in an “A” Agricultural District in Edwardsville Township at **2949 Old Troy Road, Glen Carbon**, Illinois, County Board District #25, PIN# 14-1-15-25-00-000-004

G. Citizens Wishing to Address the Zoning Board of Appeals

H. Unfinished Business

I. New Business

1. Z21-0026 – Petition of Steven and Karen Bauer
2. Z21-0027 – Petition of Michael Prosser and Gay Harper
3. Z21-0028 – Petition of Parker and Joe Stimac
4. Z21-0031 – Petition of Jason Durrett
5. Z21-0032 – Petition of Wilson Waggoner and Darrel Keller

J. Zoning Coordinator’s Report

K. Adjournment

MEETING DETAILS

The Zoning Board of Appeals meeting will be held at 5:00pm at the Madison County Administration Building in the County Board Room located at 157 N. Main Street, Suite 203, Edwardsville, IL. All hearings are open to public comment. There will also be a virtual aspect to the meeting for those who cannot or do not wish to attend the in-person meeting. The general public may listen-in to the meeting at <https://www.co.madison.il.us/public>. Any public comments and questions from those who cannot or do not wish to attend the in-person meeting must be emailed to Noelle Maxey at nemaxey@co.madison.il.us before 4:00pm on the date of the meeting and are limited to a three-minute timeframe. Each comment or question will be read during the hearing and will be added to the meeting minute. The meeting packet will be available on the Building & Zoning website prior to the meeting.