



Madison County Government
Planning and Development Department

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AGENDA

MADISON COUNTY ZONING BOARD OF APPEALS MEETING

June 27, 2017 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

E. New Business:

- a. Z17-0033 – Petition of Phyllis Oster-Benton and Tracy Wallace
- b. Z17-0034 – Petition of Lynn and David Grotefendt
- c. Z17-0035 – Petition of Allen D. Belt and Ona Mae Witthoft
- d. Z17-0031 – Petition of Jeffrey Bartels

F. Planning Coordinator's Report

G. Adjournment

PUBLIC HEARING NOTICE
MADISON COUNTY ZONING BOARD OF APPEALS
Tuesday, June 27, 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. - Z17-0033 - Petition of Phyllis Oster-Benton, owner of record, and Tracy Wallace, 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 the placement of a double-wide manufactured home for the occupancy of Tracy Wallace and family for a period not to exceed five years. This voids SUP #Z08-0161. This is located in an “R-3” Single-Family Residential District in Wood River Township, at **45 Thelma Avenue, Cottage Hills, Illinois.** PPN#19-2-08-10-02-202-041.001 **(15)**

9:50 A.M. - Z17-0034 - Petition of Lynn & David Grotefendt, owners of record, requesting variances as per §93.023, Section (B), Item 1, Subsection (a) of the Madison County Zoning Ordinance in order to create a tract of land (parcel 1) that is 1.22 acres in size instead of the required 2 acres and a tract of land (parcel 2) that is 100 feet wide at the front yard setback instead of the required 150 feet and variances as per §93.051, Section (A), Item 3, Subsection (b) in order for a grain silo to be 5 feet from east property line of parcel 2, a carport to be 12 feet from the east property line of parcel 2, and a pole building to be 5 and 8 feet from the west and north property lines of parcel 1 instead of the required 15 feet. This is located in an Agricultural District in Hamel Township, at **8669 Fruit Road, Edwardsville, Illinois.** PPN#11-1-10-34-00-000-005.003 **(3)**

11:10 A.M. - Z17-0035 – Petition of Allen D. Belt, applicant and owner of 1801 Gilbreath Road, and Ona Mae Witthoft, owner of 1800 Gilbreath Road, requesting a variance as per §93.025, Section (D), Item 1 in order to create a tract of land that is 25 feet wide at the front yard setback instead of the required 70 feet and variances as per §93.053, Section (D), in order to create a tract of land with 14 feet of road frontage and a tract of land with 25 feet of road frontage instead of the required 40 feet. This is located in an “R-3” Single-Family Residential District in Jarvis Township, at **1800 and 1801 Gilbreath Road, Troy, Illinois.** PPNs#09-1-22-10-00-000-008.001 & 09-1-22-10-00-000-008.002 **(11)**

11:30 A.M. - Z17-0031 - Petition of Jeffrey Bartels, owner of record, requesting a variance as per §93.023, Section (B), Item 2 of the Madison County Zoning Ordinance in order to construct an attached garage addition to an existing home that will be 11 feet from the east property line instead of the required 50 feet. This is located in an Agricultural District in Pin Oak Township, at **8621 Maple Grove Road, Edwardsville, Illinois.** PPN#10-2-16-27-00-000-027 **(11)**