



Madison County Government
Planning and Development Department

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AGENDA

MADISON COUNTY ZONING BOARD OF APPEALS MEETING

July 24, 2018 at 5:00 p.m.

Madison County Administration Building County Board Room

157 N. Main Street, Suite 203, Edwardsville, IL 62025

A. Call of Meeting to Order

B. Roll Call

- Don Metzler
- Mary Goode
- Tyrone Echols
- Gorge Ellis
- Steve Koeller
- Thomas Ambrose
- Nicholas Cohan

C. Appointment of Chairperson Pro-Tem

D. Approval of Minutes – July 10, 2018

E. Overview of Zoning Petitions and Staff Recommendations

F. Zoning Hearings

1. Explanation of Zoning Hearing Procedures and Swearing in of All Parties
2. Hearing Z18-0040 – Petition of Eleanora Bakaitis Trust, owner of record, requesting a variance as per §93.023, Section (B), Item 1, Sub (a) of the Madison County Zoning Ordinance to create a tract of land that is 25 ft. wide at the front yard setback instead of the required 150 ft. Also, a variance as per §93.053, Section (D) to create a tract of land having 25 ft. of road frontage instead of the required 40 ft. This is located in an "A" Agriculture District in Collinsville Township, at 1344 Pleasant Ridge Road, Collinsville, Illinois PPN#13-1-21-15-00-000-010 (27)
3. Hearing Z18-0041- Petition of Melodee Mazur-Plummer & Charles Plummer, owners of record and occupants 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 single-wide manufactured home on site for the sole occupancy of Melodee Mazur-Plummer, Charles Plummer, and family for a period not to exceed five years. This is located in an "R-4" Single-Family Residential District in Wood River Township, at 1322 8th Street, Cottage Hills, Illinois PPN# 19-2-08-03-02-207-019 (13)

4. Hearing Z18-0042 - Petition of JoAnn Dawson, owner of record, requesting a zoning map amendment to rezone a 0.15-acre tract of land from "R-3" Single-Family Residential to "B-3" Highway Business District and a special use permit as per §93.031, Section (D), Item 1 of the Madison County Zoning Ordinance to continue the use of the property as a bar and establish video game gambling terminals on site. This is located in Venice Township, at 2542 Missouri Avenue, Granite City, Illinois PPN#21-2-19-13-08-202-020
5. Hearing Z18-0043- Petition of Bethel Chapel Pentecostal Church, applicant and owner of record, requesting a variance as per §93.118, Section (B) of the Madison County Zoning Ordinance to construct a sign that will be 100 sq. ft. instead of the permitted 2 sq. ft. This is located in an "R-1" Single-Family Residential District in Edwardsville Township, at 2900 Pentecostal Road, Edwardsville, Illinois PPN#14-1-15-29-03-301-031 (24)
6. Hearing Z18-0044 – Petition of Helmsing Development Group Highland, owner of record, requesting a zoning map amendment to rezone a 5.15-acre tract of land from "A" Agriculture District to "M-1" Limited Manufacturing District to continue manufacturing specialty trailers. Also, a variance as per §93.034, Section (B), Item 4 of the Madison County Zoning Ordinance seeking relief from the 20-foot-wide landscape buffer requirement along the west property boundary. This is located in Saline Township, at 13480 US Highway 40, Highland, Illinois PPN# 02-1-18-22-00-000-011.002 (03)
7. Hearing Z18-0045 - Petition of Daniel Voss, owner of record, and Adrian Macias, occupant of manufactured home, requesting a special use permit as per §93.023, Section (D), Item 20 of the Madison County Zoning Ordinance in order to place a single-wide manufactured home on site for the sole occupancy of Adrian Macias and family for a period not to exceed five years. This is located in an Agricultural District in Leef Township, at 13112 Heritage Lane, Pocahontas, Illinois PPN# 03-1-12-28-00-000-007.004 (03)

G. Unfinished Business

1. Petition Requesting a Text Amendment to Chapter 93 of the Madison County Code of Ordinances
2. Consideration of Zoning File Z18-0007 – Petition of Stephen Edwards, applicant, on behalf of owner of record, A & H Mechanical Contracting, Inc., requesting a special use permit as per §93.030, Section D, Item (11) of the Madison County Zoning Ordinance in order to have a drive-up window in conjunction with a restaurant establishment. Also, a variance as per §93.030, Section B, Item (7) in order to be 30 feet from the south property line and 38 feet from the north property line instead of the required 50 feet. This is located in a "B-2" General Business District in Jarvis Township, at 9070 State Route 162, Troy, Illinois PPN#09-1-22-11-04-401-014 (02) ***[Hearing held on site January 23, 2018]***

H. New Business

1. Z18-0040 – Petition of Eleanora Bakaitis Trust
2. Z18-0041 – Petition of Melodee Mazur-Plummer & Charles Plummer
3. Z18-0042 – Petition of JoAnn Dawson
4. Z18-0043 – Petition of Bethel Chapel Pentecostal Church
5. Z18-0044 – Petition of Helmsing Development Group
6. Z18-0045 – Petition of Daniel Voss
7. Adoption of Zoning Board of Appeals By-Laws

I. Planning Coordinator's Report

J. Adjournment