



Madison County Government
Planning and Development Department

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AGENDA

MADISON COUNTY ZONING BOARD OF APPEALS MEETING

August 28, 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
- George Ellis
- Steve Koeller
- Thomas Ambrose
- Nicholas Cohan

C. Appointment of Chairperson Pro-Tem

D. Approval of Minutes – July 24, 2018

E. Overview of Zoning Petitions and Staff Recommendations

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

G. Zoning Hearings

1. Hearing Z18-0048 – Petition of Beverly & Catherine Manning, owners of record requesting a special use permit as per §93.025, Section (G), Item 9 of the Madison County Zoning Ordinance in order to place a manufactured home on site for the sole occupancy of Beverly Manning and family for a period not to exceed five years. This is located in an “R-3” Single-Family Residential District in Chouteau Township, at 5020 Lakeview Dr., Granite City, Illinois PPN# 18-2-14-34-19-402-010 (16)
2. Hearing Z18-0049 – Petition of SolarStone Illinois, LLC, applicant, and James Mannhard and Kathleen Ttees, owners of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop two (2) 2-megawatt solar farms. This is located in an Agriculture District in St. Jacob Township on Walnut Road, St. Jacob, Illinois PPN# 05-1-23-11-00-000-004 (4)
3. Hearing Z18-0050 – Petition of Teresa Hecker, owner of record, and June and Jimmy Hallowell, applicants and potential buyers, requesting a special use permit as per §93.083, Section (C), Item 1 of the Madison County Zoning Ordinance in order to operate a home photography studio in the existing dwelling. This is located in an Agriculture District in St. Jacob Township, at 2213 Steinkoenig School Road, Highland, Illinois PPN: 05-2-23-02-00-000-036 (4)

4. Hearing Z18-0051 – Petition of Teresa Hecker, owner of record, and June and Jimmy Hallowell, applicants and potential buyers, requesting a special use permit as per §93.023, Section D, Item 3 of the Madison County Zoning Ordinance in order to have a welding shop on site. This is located in an Agricultural District in St. Jacob Township, at 2213 Steinkoenig School Road, Highland, Illinois PPN: 05-2-23-02-00-000-036 (4)
5. Hearing Z18-0052 – Petition of Pro Excavating and Grading LLC, applicant and owner of record, requesting an amendment to a “B-5” Planned Business District for proposed changes to the previously-approved site plan. This is located in a “B-5” Planned Business District in Edwardsville Township on East Schwarz Street, Edwardsville, Illinois PPN#s: 14-1-15-12-13-304-001.001 & 14-1-15-12-14-302-001.001 (18)
6. Hearing Z18-0055 – Petition of Kirk Chapman, owner of record, requesting a zoning map amendment to rezone seven acres from "R-2" Single-Family Residential District to “M-1” Limited Manufacturing District to operate a trucking business. This is located in Collinsville Township, at 6793 Lebanon Road, Collinsville, Illinois PPN#13-1-21-25-00-000-013 (29)
7. Hearing Z18-0056 – Petition of Mike Barton, applicant and owner of record, requesting a special use permit as per §93.025, Section G, Item 20 and a variance as per §93.100, Section B, Item 2 of the Madison County Zoning Ordinance in order to keep 15 chickens (hens only) on site. This is located in an "R-2" Single-Family Residential District in Fort Russell Township, at 4836 Shady Lane, Roxana, Illinois PPN#s: 15-2-09-31-03-301-006 & 007 (05)
8. Hearing Z18-0057 – Petition of Larry L. Dunn, applicant and owner of record, requesting a variance as per Article 93.034, Section B, Item 6 of the Madison County Zoning Ordinance in order to construct a pole barn that will be 4 feet from the West property line instead of the required 25 feet. This is located in an “M-1” Limited Manufacturing District in Chouteau Township, at 3126 W. Chain of Rocks Road, Granite City, Illinois PPN#: 18-1-14-28-03-301-016 (21)

H. 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]***

I. New Business

1. Z18-0048 – Petition of Beverly and Catherine Manning
2. Z18-0049 – Petition of SolarStone Illinois, LLC
3. Z18-0050 – Petition of Teresa Hecker
4. Z18-0051 – Petition of Teresa Hecker
5. Z18-0052 – Petition of Pro Excavating and Grading, LLC
6. Z18-0055 – Petition of Kirk Chapman
7. Z18-0056 – Petition of Mike Barton
8. Z18-0057 – Petition of Larry L. Dunn
9. Adoption of Zoning Board of Appeals By-Laws

J. Planning Coordinator’s Report

K. Adjournment