



Madison County Government  
**Planning and Development Department**

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**AGENDA**

**MADISON COUNTY ZONING BOARD OF APPEALS MEETING**

**September 25, 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
- Thomas Ambrose
- Nicholas Cohan

**C. Approval of Minutes – August 28, 2018**

**D. Overview of Zoning Petitions and Staff Recommendations**

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

**F. Zoning Hearings**

1. Hearing Z18-0058 – Petition of Victor Olvera-Ramirez, owner of record and occupant of manufactured home, requesting a special use permit as per Article 93.025, Section G, Item 9 of the Madison County Zoning Ordinance to continue placement of a manufactured home on the site for the occupancy of Victor Olvera-Ramirez and family for a period not to exceed five years. This voids SUP #Z09-0007. This is located in an "R-4" Single-Family Residential District in Nameoki Township, at 3113 Amherst Avenue, Collinsville, Illinois PPN#: 17-2-20-36-03-307-026 (23)
2. Hearing Z18-0060 – Petition of Edwardsville Solar I, LLC, applicant, and Sharon Wentz Evans, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-megawatt community solar garden on the subject parcel. This is located in an Agriculture District in Edwardsville Township at 5729 New Poag Road, Edwardsville, Illinois PPN# 14-1-15-09-00-000-002 (17)
3. Hearing Z18-0061 – Petition of Edwardsville Solar II, LLC, applicant, and Sharon Wentz Evans, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-megawatt community solar garden on the subject parcel. This is located in an Agriculture District in Edwardsville Township at 5729 New Poag Road, Edwardsville, Illinois PPN# 14-1-15-09-00-000-002 (17)
4. Hearing Z18-0062 – Petition of Iona Bertels, owner of record, requesting variances as per §93.023, Section B, Item 1, Sub (a) of the Madison County Zoning Ordinance to create a tract of land that has 30 ft. of property width at the front yard setback instead of the required 150 ft. and to create a tract of land that will be 0.88

acres instead of the required 2 acres. Also, a variance as per §93.061, Section (A) in order to have a private sewage system on a lot that is less than the required 40,000 square feet. This is located in an Agriculture District in Moro Township at 4610 Okke Street, Dorsey, Illinois PPN# 16-1-03-16-01-101-003 (5)

5. Hearing Z18-0065 – Petition of Brian Forbes, owner of record, requesting a zoning map amendment to rezone 1.2 acres from "R-3" and "R-4" Single-Family Residential Districts to "B-1" Limited Business District to operate a professional office on site. Also, a special use permit as per §93.029, Section D, Item 5 to continue utilizing the existing dwelling on site. This is located in Nameoki Township, at 4700 Nameoki Road and 2104 Harrison, Granite City, Illinois PPN#17-1-20-04-09-102-002 (21)
6. Hearing Z18-0066 – Petition of John & Deborah Miller, owners of record, requesting variances as per §93.025, Section B, Items 3 & 5 of the Madison County Zoning Ordinance to have a front yard setback of 37 ft. instead of the required 50 ft. and a rear yard setback of 57 ft. instead of the required 75 ft. Also, a variance as per §93.061, Section (A) in order to install a private sewage system on a lot that is less than the required 40,000 square feet. This is located in Residential District in Collinsville Township, on State Route 162, Glen Carbon, Illinois PPN#13-1-21-04-16-401-007 (25)
7. Hearing Z18-0067 – Petition of Chad Wernle, owner of record, requesting a variance as per §93.051, Section A, Item 3, Sub (b) of the Madison County Zoning Ordinance in order to construct a detached garage that will be 2.5 feet from the north property line instead of the required 15 feet. This is located in an Agriculture District in Saline Township, at 13308 Fawn Creek Road, Highland, Illinois PPN#02-1-18-22-00-000-002 (03)

#### **G. Unfinished Business**

1. 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]***
2. Consideration of Zoning File 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)

#### **H. New Business**

1. Z18-0058 – Petition of Victor Olvera-Ramirez
2. Z18-0060 – Petition of Edwardsville Solar I, LLC
3. Z18-0061 – Petition of Edwardsville Solar II, LLC
4. Z18-0062 – Petition of Iona Bertels
5. Z18-0065 – Petition of Brian Forbes
6. Z18-0066 – Petition of John & Deborah Miller
7. Z18-0067 – Petition of Chad Wernle
8. Adoption of Zoning Board of Appeals By-Laws

#### **I. Planning Coordinator's Report**

#### **J. Adjournment**