



Madison County Government  
**Planning and Development Department**

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**AGENDA**

**MADISON COUNTY ZONING BOARD OF APPEALS MEETING**

**September 26, 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. Z17-0050 – Petition of Spencer Homes LLC
- b. Z17-0045 – Petition of Jeremy and Angela Anderson
- c. Z17-0042 – Petition of Domingo Del Rio Perez
- d. Z17-0049 – Petition of Homer and Linda Wyatt
- e. Z17-0048 – Petition of Nicholas Frey

**F. Planning Coordinator's Report**

**G. Adjournment**

**PUBLIC HEARING NOTICE**

**MADISON COUNTY ZONING BOARD OF APPEALS**

**Tuesday, September 26, 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. - Z17-0050** - Petition of Spencer Homes LLC, applicant, on behalf of Ralph and Christin Handshy, owners of record, requesting a zoning map amendment to rezone a 52.62 acres from "A" Agriculture District to "R-1" Single-Family Residential District in order to develop a 36-lot subdivision. This is located in Hamel Township, at **5041 State Route 157**, Edwardsville, Illinois PPN#11-1-10-32-00-000-002 **(03)**

**9:55 A.M. - Z17-0045** - Petition of Jeremy and Angela Anderson, owners of record, requesting a special use permit as per §93.025, Section G, Item 9 in order to continue the placement of a double-wide manufactured home on site for the occupancy of the new owners, Jeremy Anderson and family, for a period not to exceed five years. This is located in an "R-3" Single-Family Residential District in Wood River Township, at **501 West Dr., Cottage Hills**, Illinois PPN# 19-2-08-03-04-408-013 & 014 **(13)**

**11:15 A.M. - Z17-0042** - Petition of Domingo Del Rio Perez, owner of record, requesting variances as per §93.025, Section H, Item 3 of the Madison County Zoning Ordinance in order to have a horse on a tract of land that is .64 acres instead of the required one acre and an accessory building used to house the horse that is 5 feet from the side property line instead of the required 50 feet. This is located in an Agricultural District in Nameoki Township, at **8403 Fairway Blvd, Collinsville**, Illinois PPN#17-2-20-36-03-301-021 **(23)**

**12:00 P.M. - Z17-0049** - Petition of Homer and Linda Wyatt, owners of record, requesting a special use permit as per § 93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to continue placement of a single-wide manufactured home on site for the occupancy of Homer and Linda Wyatt for a period not to exceed five years. This is located in an Agricultural District in Saline Township, at **13703 Timberline Road, Highland**, Illinois PPN#02-1-18-27-00-000-013 **(03)**

**12:25 P.M. - Z17-0048-** Petition of Nicholas Frey, owner of record, requesting a variance as per §93.080, Item E of the Madison County Zoning Ordinance in order to have a 6-foot fence and gate in the front yard setback area instead of the allowable height of 4 feet. This is located in an Agricultural District in St. Jacob Township, at **10818 Lake Road, Highland**, Illinois PPN#05-1-23-10-00-000-001 **(04)**