



Madison County Government  
**Planning and Development Department**

Madison County Administration Building  
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**Agenda**

**Madison County Zoning Board of Appeals Meeting**

**January 28, 2020 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
- Sharon Sherrill

**C. Approval of Minutes – November 26, 2019**

**D. Overview of Zoning Petitions**

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

**F. Zoning Hearings**

1. Hearing Z19-0059- Petition of Sejul Patel, owner of record, requesting a zoning map amendment to rezone a tract of land from "R-3" Single-Family Residential District to "B-2" General Business District. This is located in Wood River Township, at **740 E. Airline Drive, East Alton**, Illinois, County Board District #13, PIN#19-2-08-14-01-106-034
2. Hearing Z20-0001- Petition of Mitchell Public Water District, owner of record, requesting a variance as per §93.099, Section A, Item 5 of the Madison County Zoning Ordinance in order to construct a 90' telecommunication tower on site that is 20' from the east property line and 76' from the west property line instead of the required 90'. This is located in "B-4" Wholesale Business District in Chouteau Township, at **745 E. Chain of Rocks Road, Granite City**, Illinois County Board District #16, PIN#18-2-14-27-04-407-032

**G. Citizens Wishing to Address the Zoning Board of Appeals**

**H. Unfinished Business**

1. Hearing Z19-0010 – Petition of Raymond Arthur, applicant, on behalf of Gary Fuller, owner of record, requesting a special use permit as per §93.034, Section D, Item 26 of the Madison County Zoning Ordinance in order to have an impound storage yard on site. This is located in an "M-1" Limited Manufacturing District in Chouteau Township, at 739 E. Chain of Rocks Road, Granite City, Illinois, County Board District #16, PPNS#18-2-14-27-04-407-030 & 18-2-14-27-04-407-031.
2. Hearing Z19-0054- Petition of December Investments, LLC & Ryan and Kristin Kneedler, owners 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 Jarvis Township at **1008 Troy O'Fallon Road, Troy, Illinois, County Board District #02, PIN#09-2-22-22-00-000-010**

**I. New Business**

1. Z19-0059– Petition of Sejul Patel
2. Z19-0049 – Petition of Mitchell Public Water District

**J. Planning Coordinator's Report**

**K. Adjournment**

Posted on January 16, 2020

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