



Madison County Government  
**Planning and Development Department**

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**Agenda**

**Madison County Zoning Board of Appeals Meeting  
October 22, 2019 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 – August 27, 2019**

**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 Z19-0043 – Petition of James Baze, owner of record, requesting a variance as per §93.025, Section C, Item 4 of the Madison County Zoning Ordinance in order to construct an addition to an existing residence that will be two feet (2') from the property line instead of the required fifteen and a half feet (15.5'). This is located in an "R-2" Single-Family Residential District in Foster Township at 17 Ruth Ann Drive, Godfrey, Illinois, County Board District #5, PIN#20-2-02-18-03-301-022.
2. Hearing Z19-0045 – Petition of Ryan Jorgensen, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to have five (5) chickens on site. Also, a variance per §93.100, Section B, Item 5 to have a chicken coop and run eight feet (8') from the west property line instead of the required twenty feet (20'). This is located in an "R-2" Single-Family Residential District in Saline Township at 3524 Pierland Drive, Pocahontas, Illinois, County Board District #3, PIN#02-2-18-23-07-201-026.
3. Hearing Z19-0046 – Petition of Rian McCallister, applicant on behalf of Illinois Realty Group, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a single-wide mobile home on site for the sole occupancy of Rian McCallister and family for a period not to exceed five (5) years. This voids Z06-8002. This is located in an "R-4" Single-Family Residential District in Nameoki Township at 3212 Princeton, Collinsville, Illinois, County Board District #23, PIN#17-2-20-36-03-306-027.

4. Hearing Z19-0047 – Petition of Cory Poole, applicant on behalf of Joy Majors, owner of record, requesting a Special Use Permit as §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to have five (5) chickens on site. Also, a variance per §93.100, Section B, Item 5 to have a chicken coop and run ten feet (10’) from the north property line instead of the required twenty feet (20’). This is located in an “R-2” Single-Family Residential District in Foster Township at 3903 Humbert Road, Alton, Illinois, County Board District #5, PIN#20-2-02-31-01-101-002.
5. Hearing Z19-0048 – Petition of Edward Johnson, owner of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct an accessory structure in the front yard setback area. This is located in an “R-1” Single-Family Residential District in Collinsville Township at 3055 Keebler Road, Collinsville, Illinois, County Board District #25, PIN#13-2-21-03-03-303-003.
6. Petition requesting a text amendment to Chapter 93 of the Madison County Code of Ordinances to either permit or prohibit retail sale of adult-use cannabis in Business Districts and/or the cultivation or processing of adult-use cannabis in the Manufacturing Districts

**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. Petition requesting a text amendment to Chapter 93 of the Madison County Code of Ordinances

**I. New Business**

1. Z19-0043 – Petition of James Baze
2. Z19-0045 – Petition of Ryan Jorgensen
3. Z19-0046 – Petition of Rian McCallister
4. Z19-0047 – Petition of Cory Poole
5. Z19-0048 – Petition of Edward Johnson
6. Petition requesting a text amendment to Chapter 93 of the Madison County Code of Ordinances to either permit or prohibit retail sale of adult-use cannabis in Business Districts and/or the cultivation or processing of adult-use cannabis in the Manufacturing Districts

**J. Planning Coordinator’s Report**

**K. Adjournment**