



Madison County Government  
**Planning and Development Department**

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Madison County Administration Building

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**AGENDA**

**MADISON COUNTY ZONING BOARD OF APPEALS MEETING**

**October 24, 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. Z17-0052 – Petition of John Gibson
- b. Z17-0051 – Petition of Daniel Jensen
- c. Z17-0053 – Petition of Bryan and Erin Werner
- d. Z17-0054 – Petition of Camilo Romero

**F. Planning Coordinator's Report**

**G. Adjournment**

**PUBLIC HEARING NOTICE**  
**MADISON COUNTY ZONING BOARD OF APPEALS**  
**Tuesday, October 24, 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. - Z17-0052** - Petition of John Gibson, owner of record, requesting a variance as per §93.025, Section D, Item 5 of the Madison County Zoning Ordinance in order to construct an attached garage addition to an existing home that will be 13 feet from the east property line instead of the required 30 feet. This is located in an "R-3" Single-Family Residential District in Foster Township, at **816 Foxwood Circle, Alton, Illinois**  
PPN#20-2-02-19-02-202-014 **(05)**

**10:25 A.M. - Z17-0051** - Petition of Daniel Jensen, owner of record, requesting a variance as per §93.025, Section E, Item 4 of the Madison County Zoning Ordinance in order to construct an accessory structure that will be 5 feet from the north property line instead of the required 25 feet. This is located in an "R-4" Single-Family Residential District in Fort Russell Township, at **401 Pheasant Lane, Moro, Illinois** PPN#15-2-09-08-01-101-041 **(14)**

**11:15 A.M. - Z17-0053** - Petition of Bryan & Erin Werner, applicants, on behalf of AMC Helldoerfer, owner of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a single-family dwelling that will be 25 feet from the west property line instead of the required 50 feet. This is located in an Agricultural District in Jarvis Township, at **8609 View Point Lane, Troy, Illinois**  
PPN#09-2-22-34-16-402-002 **(02)**

**11:50 P.M. - Z17-0054** - Petition of Camilo Romero, owner of record, and occupant of manufactured home, 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 manufactured home on site for the occupancy of Camilo Romero for a period not to exceed five years. This voids SUP Z12-0037. This is located in an "R-4" Single-Family Residential District in Nameoki Township, at **3312 Arlington Ave, Collinsville, Illinois**  
PPN#17-2-20-36-03-304-027**(23)**