



Madison County Government
Planning and Development Department

Chris Doucleff · Administrator

Madison County Administration Building

157 N. Main Street, Suite 254 · Edwardsville, IL 62025-1964

Phone (618) 296-4468 · Fax (618) 692-8982

Email: zoning@co.madison.il.us

http://www.co.madison.il.us/departments/planning_and_development/index.php

Agenda

Madison County Zoning Board of Appeals Meeting

October 27, 2020 at 5:00 p.m.

VIRTUAL & IN-PERSON MEETING – SEE IMPORTANT DETAILS BELOW

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 – September 22, 2020

D. Overview of Zoning Petitions

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

F. Zoning Hearings

1. Hearing Z20-0046 – Petition of Edgar Banuelos, 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 home on site for the sole occupancy of Angelina Banuelos for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Nameoki Township at **3212 Princeton Avenue, Collinsville, Illinois, County Board District #23, PIN# 17-2-20-36-03-306-027**
2. Hearing Z20-0048 – Petition of Jeff and Tracy Bartels, owners of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a garage addition to an existing single-family dwelling that will be 18 inches from the east property line instead of the required 50 feet. This is located in an “A” Agricultural District in Pin Oak Township at **8621 Maple Grove Road, Edwardsville, Illinois, County Board District #11, PIN# 10-2-16-27-00-000-027**
3. Hearing Z20-0049 – Petition of Sandy Harlan, owner of record with Jay Harlan, requesting a Special Use Permit as per §93.025, Section G, Item 6 of the Madison County Zoning Ordinance in order to have a Type “B” Home Occupation for a hair salon in the home. This is located in an “R-2” Single-Family Residential District in Fort Russell Township at **217 S Neunaber Drive, Bethalto, Illinois, County Board District #14, PIN# 15-2-09-08-03-302-010.001**
4. Hearing Z20-0051 – Petition of Brittany Carroll, 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 place a double-wide mobile home on site for the occupancy of Brittany Carroll, Anthony Wilson, and family for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Chouteau Township at **1342 Chouteau Place Road, Granite City, Illinois, County Board District #21, PIN# 18-2-14-31-03-301-005**

5. Hearing Z20-0054 – Petition of Mark Sax, owner of record with Heather Sax, requesting a variance as per §93.051, Section A, Item 3, Subsection (b) of the Madison County Zoning Ordinance in order to construct a detached garage 10 feet from the north property line instead of the required 15 feet. This is located in an “A” Agricultural District in Marine Township at **101 Savannah Court, Marine, Illinois**, County Board District #4, PIN# 06-2-17-30-00-000-040
6. Hearing Z20-0056 – Petition of Brenda Plocher, on behalf of Plocher Family Farms, LLC, owner of record, requesting a Special Use Permit to continue placement of a double-wide mobile home on site for the occupancy of Brandon and Stephanie Merkle and family for a period not to exceed 5 years. This is located in an “A” Agricultural District in Saline Township at **14027 Trestle Road, Highland, Illinois**, County Board District #3, PIN# 02-1-18-25-00-000-007.002

G. Citizens Wishing to Address the Zoning Board of Appeals

H. Unfinished Business

I. New Business

1. Z20-0046 – Petition of Edgar Banuelos
2. Z20-0048 – Petition of Jeff and Tracy Bartels
3. Z20-0049 – Petition of Sandy Harlan
4. Z20-0051 – Petition of Brittany Carroll
5. Z20-0054 – Petition of Mark Sax
6. Z20-0056 – Petition of Brenda Plocher, on behalf of Plocher Family Farms, LLC

J. Planning Coordinator’s Report

K. Adjournment

MEETING DETAILS

Due to the COVID-19 pandemic, the Zoning Board of Appeals will hold public hearings at the Madison County Administration Building in the County Board Room located at 157 N. Main Street, Suite 203, Edwardsville, IL and virtually. All hearings are open to public comment. For those who cannot or do not wish to attend the in-person meeting you may listen-in to the meeting at <https://www.co.madison.il.us/public>. Any public comments and questions from those who cannot or do not wish to attend the in-person meeting must be emailed to Noelle Maxey at nemaxey@co.madison.il.us prior to the meeting and are limited to a three-minute timeframe. Each comment or question will be read during the hearing and will be added to the meeting minutes. Prior to the meeting, any documents related to the hearing will be available for viewing on a table at the entrance to the Planning & Development office. The meeting packet will be available on the Planning & Development website prior to the meeting as well.