



Madison County Government
Planning and Development Department

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AGENDA

MADISON COUNTY ZONING BOARD OF APPEALS MEETING

November 13, 2018 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

C. Approval of Minutes – September 25, 2018

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 Z18-0068 – Petition of Brian Korte, applicant, on behalf of Virgil Straeter, owner of record, requesting a zoning map amendment to rezone a 3 acre tract of land from "A" Agriculture District to "M-1" Limited Manufacturing District to have outdoor boat and RV storage on site. This is located in Saline Township on Final Drive, Highland, Illinois, County Board District #03, PPN# 02-1-18-22-00-000-011
2. Hearing Z18-0070 – Petition of Sherrill Associates, applicant, on behalf of Gregory Goode, owner of record, requesting variances as per §93.023, Section B, Item 1, Sub (a) of the Madison County Zoning Ordinance in order to create two tracts of land that will be 1.60 and 1.23 acres in size instead of the required two acres. This is located in an Agricultural District in Moro Township on State Route 159, Moro, Illinois, County Board District #05, PPN# 16-1-03-22-00-000-021
3. Hearing Z18-0073 – Petition of Venice Govan, applicant, on behalf of Canaan Galilee Missionary Baptist Church, owner of record, requesting a variance as per §93.118, Section B of the Madison County Zoning Ordinance in order to construct a church sign that will be 21 square feet in size instead of the allowable 2 square feet. Also a variance as per §93.116, Section B, Item 1 in order for the

proposed sign to have a 15 inch X 78 inch, full-color, LED message board. This is located in an "R-4" Single-Family Residential District in Venice Township at 307 Allen Street, Madison, Illinois, County Board District #23, PPN# 21-2-19-36-12-202-012

4. Hearing Z18-0075 – Petition of Timothy and Christine Domagalski, owners of record, requesting variances as per §93.080, Section E and §93.096 of the Madison County Zoning Ordinance in order to have a 6-foot, solid-board fence and swimming pool in the front yard setback area. This is located in an "R-3" Single-Family Residential District in Chouteau Township at 6133 Old Alton Road, Granite City, Illinois, County Board District #21, PPN# 18-2-14-22-03-301-008
5. Hearing Z18-0076 – Petition of Sarah Gieselmann, owner of record, requesting a variance as per §93.096 of the Madison County Zoning Ordinance to locate a swimming pool in the front yard setback area. This is located in an Agricultural District in Hamel Township at 5318 3 Lake Estates Lane, Edwardsville, Illinois, County Board District #03, PPN# 11-1-10-30-00-000-007.001
6. Hearing Z18-0077 – Petition of Larry Bell, owner of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct an addition to an existing dwelling that will be 15 feet from a private roadway easement instead of the required 50 feet. This is located in an Agricultural District in Fort Russell Township at 5876 State Route 140, Moro, Illinois, County Board District #05, PPN#15-2-09-09-04-402-011
7. Hearing Z18-0078 – Petition of Jonathan Sparks, applicant, on behalf of SJG Land Investments, owner of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance to construct a dwelling that will be 30 feet from the east and west property lines instead of the required 50 feet. This is located in an Agricultural District in Pin Oak Township at 2886 Fawn Meadows Court, Edwardsville, Illinois, County Board District #11, PPN#10-2-16-27-00-000-048
8. Hearing Z18-0071 – Petition of SRE Solar Origination 1, LLC, applicant, on behalf of Dr. William Drake, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-Megawatt photovoltaic solar array on site. This is located in an Agriculture District in Hamel Township on Green Hedge Road, Edwardsville, Illinois, County Board District #03, PPN# 11-1-10-11-00-000-005.004
9. Hearing Z18-0072 – Petition of SRE Solar Origination 1, LLC, applicant, on behalf of Dr. William Drake, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-Megawatt photovoltaic solar array on site. This is located in an Agriculture District in Omphghent Township on Staunton Road, Worden, Illinois, County Board District #3, PPN# 12-1-04-35-00-000-034.001
10. Hearing Z18-0074– Petition of SRE Solar Origination 1, LLC, applicant, on behalf of Dr. William Drake, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-Megawatt photovoltaic solar array on site. This is located in an Agriculture District in Hamel Township on State Route 157, Hamel, Illinois, County Board District #3, PPN# 11-1-10-15-00-000-003
11. Hearing Z18-0079 – Petition of SRE Solar Origination 1, LLC, applicant, on behalf of Dr. William Drake, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-Megawatt photovoltaic solar array on site. This is located in an Agriculture District in Marine Township at 10205 State Route 143, Marine, Illinois, County Board District #04, PPN# 06-1-17-17-00-000-006
12. Hearing Z18-0080 – Petition of SRE Solar Origination 1, LLC, applicant, on behalf of Dr. William Drake, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County

Zoning Ordinance to develop a 2-Megawatt photovoltaic solar array on site. This is located in an Agriculture District in Marine Township on Gilomen Road, Marine, Illinois, County Board District #04, PPN# 06-1-17-17-00-000-003

13. Hearing Z18-0082 – Petition of SRE Solar Origination 1, LLC, applicant, on behalf of Dr. William Drake, owner of record, requesting a special use permit as per §93.060, Section B of the Madison County Zoning Ordinance to develop a 2-Megawatt photovoltaic solar array on site. This is located in an Agriculture District in St. Jacob Township on Ellis Road, St. Jacob, Illinois, County Board District #04, PPN# 05-1-23-15-00-000-003

G. Unfinished Business

1. Consideration of Zoning File Z18-0055 – Petition of Kirk Chapman, owner of record, requesting a zoning map amendment to rezone seven acres from "R-2" Single-Family Residential District to "M-1" Limited Manufacturing District to operate a trucking business. This is located in Collinsville Township, at 6793 Lebanon Road, Collinsville, Illinois PPN#13-1-21-25-00-000-013 (29)

H. New Business

1. Z18-0068 – Petition of Brian Korte
2. Z18-0070 – Petition of Sherrill Associates
3. Z18-0073 – Petition of Venice Govan
4. Z18-0075 – Petition of Timothy and Christine Domagalski
5. Z18-0076 – Petition of Sarah Gieszelmann
6. Z18-0077 – Petition of Larry Bell
7. Z18-0078 – Petition of Jonathan Sparks
8. Z18-0071 – Petition of SRE Solar Origination 1, LLC (Green Hedge Road, Edwardsville)
9. Z18-0072 – Petition of SRE Solar Origination 1, LLC (Staunton Road, Worden)
10. Z18-0074 – Petition of SRE Solar Origination 1, LLC (State Route 157, Hamel)
11. Z18-0079 – Petition of SRE Solar Origination 1, LLC (10205 State Route 143, Marine)
12. Z18-0080 – Petition of SRE Solar Origination 1, LLC (Gilomen Road, Marine)
13. Z18-0082 – Petition of SRE Solar Origination 1, LLC (Ellis Road, St. Jacob)

I. Planning Coordinator's Report

J. Adjournment