



Madison County Government  
**Planning and Development Department**

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[http://www.co.madison.il.us/departments/planning\\_and\\_development/index.php](http://www.co.madison.il.us/departments/planning_and_development/index.php)

**Agenda**

**Madison County Zoning Board of Appeals Meeting**

**November 24, 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 – October 27, 2020**

**D. Overview of Zoning Petitions**

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

**F. Zoning Hearings**

1. Hearing Z20-0061 – Petition of Theresa Blaes, owner of record, requesting a variance as per §93.023, Section B, Item 1, Subsection (a) of the Madison County Zoning Ordinance in order to create a tract of land 1 acre in size instead of the required minimum of 2 acres. This is located in an “A” Agricultural District in St. Jacob Township at **1945 Marine Road, Highland**, Illinois, County Board District #4, PIN# 05-1-23-09-00-000-003.002
2. Hearing Z20-0062 – Petition of Adrian Salazar, 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 occupancy of Adrian Salazar for a period not to exceed five years. This voids SUP Z14-0039. This is located in an “R-4” Single-Family Residential District in Nameoki Township at **3108 Amherst Avenue, Collinsville**, Illinois, County Board District #23, PIN# 17-2-20-36-03-308-004
3. Hearing Z20-0063 – Petition of Network Real Estate, LLC, applicant on behalf of TLF Communications, LLC, owner of record, requesting a variance per §93.025, Section F, Item 9 of the Madison County Zoning Ordinance in order to construct a telecommunication tower 155 feet in height instead of the maximum 75 feet permitted in the district. This is located in an “R-1” Single-Family Residential District in Foster Township on **Union School Road, Alton**, Illinois, County Board District #5, PIN# 20-1-02-31-00-000-011
4. Hearing Z20-0066 – Petition of Rebecca Russell, applicant on behalf of the Estate of Roberta Dunnagan, owner of record, requesting a variance as per §93.023, Section B, Item 1, Subsection (a) of the Madison County Zoning Ordinance in order to create a tract of land 1 acre in size instead of the required minimum of 2 acres. This is located in an “A” Agricultural District in Fort Russell Township at **3252 Rock Hill Road, Wood River**, Illinois, County Board District #5, PIN# 15-1-09-30-00-000-004

5. Hearing Z20-0067 – Petition of Jason Askew, applicant on behalf of Timothy and Beverly Reeb, owners of record, requesting a zoning map amendment to rezone a 10.62 acre tract of land from “A” Agricultural District to “B-5” Planned Business District in order to operate a self-storage facility on site. This is located in Jarvis Township at **1124 Troy Road, Collinsville, Illinois, County Board District #2, PIN# 09-1-22-18-00-000-004.007**

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

**H. Unfinished Business**

**I. New Business**

1. Z20-0061 – Petition of Theresa Blaes
2. Z20-0062 – Petition of Adrian Salazar
3. Z20-0063 – Petition of Network Real Estate, LLC, on behalf of TLF Communications, LLC
4. Z20-0066 – Petition of Rebecca Russell, on behalf of the Estate of Roberta Dunnagan
5. Z20-0067 – Petition of Jason Askew, on behalf of Timothy and Beverly Reeb

**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 5:00pm 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](mailto: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.