



Madison County Government  
**Planning and Development Department**

Madison County Administration Building  
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**Agenda**

**Madison County Zoning Board of Appeals Meeting**

**November 26, 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 – October 22, 2019**

**D. Overview of Zoning Petitions**

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

**F. Zoning Hearings**

1. Hearing Z19-0038 – Petition of RAIN TREE ILL, LCC & Emile E. Damotte, owner of record, requesting a zoning map amendment to rezone a tract of land from "R-3" Single-Family Residential District to "M-1" Limited Manufacturing District. Also, a variance in order to have 8' sight-proof wooden fence on the southwest property line instead of the required 20' landscape buffer. This is located in Chouteau Township, at **1082 St. Thomas Road, Granite City, Illinois**, County Board District #21, PIN#18-2-14-32-02-202-026.
2. Hearing Z19-0049– Petition of Gayla Wright, owner of record, requested by Madison County Planning and Development, requesting a zoning map amendment to rezone a tract of land from "B-2" General Business District to "R-2" Single-Family Residential District. This is located in Wood River Township, at **12 Bert Avenue, East Alton, Illinois**, County Board District #13, PIN#19-2-08-15-12-202-027.
3. Hearing Z19-0050– Petition of Karen Burke, applicant, and Dale R. Kampwerth, owner of record, requesting a variance as per §93.051, Section A, Item 3, Sub (b) of the Madison County Zoning Ordinance in order to construct an accessory structure that will be 6 inches from the east property line instead of the required 15 feet. This is located in an "A" Agricultural District in Saline Township, at **40 Deer Run E, Pocahontas, Illinois**, County Board District #03, PIN#02-1-18-23-00-000-014.001.
4. Hearing Z19-0051 – Petition of Kieth and Bernadette Greenlee, owners of record, requesting a variance as per §93.051, Section A, Item 3, Sub (c) of the Madison County Zoning Ordinance in order to construct an accessory structure that will be located in the front yard setback area. This is located in an "R-1" Single-Family Residential District in Fort Russell Township, at **3 Oasis Drive, Edwardsville, Illinois** County Board District #05, PIN#15-1-09-32-00-000-003.001.
5. Hearing Z19-0052- Petition of Larry L. Dunn, applicant and owner of record, requesting a variance as per §93.034, Section B, Item 6 of the Madison County Zoning Ordinance in order to construct a pole barn that will

be 4 feet from the west property line instead of the required 25 feet. This is located in an "M-1" Limited Manufacturing District in Chouteau Township, at **3126 W. Chain of Rocks Road, Granite City**, Illinois, County Board District #21, PIN#18-1-14-28-03-301-016

6. Hearing Z19-0053- Petition of Ernest Huffman, owner of record, requesting a variance as per §93.051, Section A, Item (3), Sub (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-2" Single-Family Residential District in Jarvis Township, at **1165 Formosa Road, Collinsville**, County Board District #02, PIN#09-1-22-19-00-000-003
7. Hearing Z19-0054- Petition of December Investments, LLC & Ryan and Kristin Kneeder, owners of record, requesting an amendment to a "B-5" Planned Business District for proposed changes to the previously-approved site plan. This is located in a "B-5" Planned Business District in Jarvis Township at **1008 Troy O'Fallon Road, Troy**, Illinois, County Board District #02, PIN#09-2-22-22-00-000-010
8. Hearing Z19-0055- Petition of Affordable Homes, LLC, applicant, on behalf of Edwards Associates, LLC, owner of record, requesting a zoning map amendment to rezone three tracts of land being approximately 8.92 acres from "B-3" Highway Business District and "R-3" Single-Family Residential District to "PD" Planned Unit Development District in order to operate a mobile home park on site. This is located in Chouteau Township, at **3113 W. Chain of Rock Road, Granite City**, Illinois, County Board District #21, PINS# 18-2-14-33-01-101-016; 18-2-14-33-01-101-013; and 18-2-14-33-01-101-014.001

#### **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.

#### **I. New Business**

1. Z19-0038– Petition of RAIN TREE ILL, LLC & Emile Damotte
2. Z19-0049 – Petition of Gayla Wright
3. Z19-0050 – Petition of Karen Burke & Dale R. Kampwerth
4. Z19-0051 – Petition of Kieth and Bernadette Greenlee
5. Z19-0052 – Petition of Larry Dunn
6. Z19-0053- Petition of Ernest Huffman
7. Z19-0054- Petition of December Investments, LLC & Ryan and Kristin Kneeder
8. Z19-0055- Petition of Affordable Homes, LLC & Edwards Associates, LLC

#### **J. Planning Coordinator's Report**

#### **K. Adjournment**

Posted on November 20, 2019

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