



Madison County Government
Planning and Development Department

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AGENDA

MADISON COUNTY ZONING BOARD OF APPEALS MEETING

November 28, 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. Z17-0059 – Petition of Glenwood Equities, LLC
- b. Z17-0056 – Petition of Lloyd Garde
- c. Z17-0057 – Petition of Don Jakel
- d. Z17-0058 – Petition of Andrew L. Mance
- e. Z17-0055 – Petition of Margaret K. Jackson

F. Planning Coordinator's Report

G. Adjournment

PUBLIC HEARING NOTICE
MADISON COUNTY ZONING BOARD OF APPEALS
Tuesday, November 28, 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. – Z17-0059 - Petition of Glenwood Equities, LLC, applicant, on behalf of Stutz Farm Partnership, owner of record, requesting a zoning map amendment to rezone a tract of land being approximately 1.91 acres from "R-2" Single-Family Residential District to "B-4" Wholesale Business District to operate a retail Dollar General Store. Also, a variance as per §93.032, Section (B), Item 5 and §93.029, Section (B), Item 7 of the Madison County Zoning Ordinance to build the proposed structure 28 feet from the north property line instead of the required 50 feet. This is located in Foster Township at **3884 Fosterburg Road, Alton, Illinois PPN#20-1-02-34-01-101-006.001 (05)**

9:50 A.M. - Z17-0056 - Petition of Lloyd Garde, owner of record, requesting a special use permit as per §93.023, Section (D), Item 20 of the Madison County Zoning Ordinance to place a single-wide manufactured home on site for the occupancy of Lloyd Garde and family for a period not to exceed five years. This is located in an Agricultural District in Omphgent Township, at **9103 Bode Road, Worden, Illinois PPN#12-1-04-03-00-000-001 (03)**

11:20 A.M. - Z17-0057 - Petition of Don Jakel, owner of record, requesting a variance as per §93.023, Section (B), Item 2 of the Madison County Zoning Ordinance to construct an addition to an existing dwelling that will be 27 feet from the west property line instead of the required 50 feet. This is located in an Agricultural District in Saline Township, at **13240 Landolt Road, Highland, Illinois PPN#02-1-18-15-00-000-001.004 (03)**

12:00 P.M. - Z17-0058 – Petition of Andrew L. Mance, Sr., owner of record, requesting a variance as per §93.051, Section (A), Item 3, Subsection (c) of the Madison County Zoning Ordinance to construct an accessory building in a front yard setback area that will be 4.5 feet from the east property line. This is located in an "R-2" Single-Family Residential District in Chouteau Township, at **101 A Paradise Lane, Granite City, Illinois PPN#18-2-14-26-03-302-019 (16)**

12:20 P.M. - Z17-0055 – Petition of Margaret K. Jackson, owner of record, requesting a variance as per §93.025, Section (D), Item 4 of the Madison County Zoning Ordinance in order to construct a single-family dwelling that will be 7.5 feet from the north and south property lines instead of the required side yard setback. Also, a variance as per §93.061, Section (A) in order to install a private sewage system on a lot that is 20,700 square feet instead of the required 40,000 square feet. This is located in an "R-3" Single-Family Residential District in Edwardsville Township, on **Bohm School Rd, Edwardsville, Illinois PPN#14-2-15-08-02-201-008 (17)**