



Madison County Government  
**Planning and Development Department**

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**AGENDA**

**MADISON COUNTY ZONING BOARD OF APPEALS MEETING**

**December 18, 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
- Sharon Sherrill

**C. Approval of Minutes – November 13, 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 Z18-0052 – Petition of Pro Excavating and Grading, LLC, applicant and owner 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 Edwardsville Township on East Schwarz Street, Edwardsville, Illinois, County Board District #18, PPN#s: 14-1-15-12-13-304-001.001 & 14-1-15-12-14-302-001.001
2. Hearing Z18-0083 – Petition of M & M Service Company, applicant and owner of record, requesting a special use permit as per §93.023, Section D, Item 4 of the Madison County Zoning Ordinance to continue utilizing the site for the storage and sale of anhydrous ammonia. This is located in an Agricultural District in Marine Township, at 10563 Pocahontas Road, Marine, Illinois, County Board District #04, PPN#06-1-17-16-00-000-015
3. Hearing Z18-0084 – Petition of Michael McCartney, owner of record, requesting a variance as per §93.051, Section A, Item (3), subsections (c) & (d) 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 Collinsville Township, at 1600 California Avenue, Collinsville, Illinois, County Board District #29, PPN#13-2-21-26-01-105-001

4. Hearing Z18-0085 – Petition of Herman Williams, applicant, On behalf of PFC Imports, Inc., owner of record, requesting a zoning map amendment to rezone approximately one acre from "M-2" General Manufacturing District to "B-4" Wholesale Business District in order to operate a used car dealership on site. This is located in Nameoki Township, at 3425 Missouri Avenue, Granite City, Illinois, County Board District #21, PPN#17-1-20-06-00-000-017.001

#### **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. Z18-0052 – Petition of Pro Excavating and Grading, LLC
2. Z18-0083 – Petition of M&M Service Company
3. Z18-0061 – Petition of Michael McCartney
4. Z18-0062 – Petition of Herman Williams
5. Zoning Board of Appeals By-Laws

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

#### **J. Adjournment**