



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
March 9, 2021 at 5:00 p.m.**

VIRTUAL & IN-PERSON MEETING – SEE IMPORTANT DETAILS BELOW

A. Call of Meeting to Order

B. Roll Call

- Don Metzler, Chairperson
- Thomas Ambrose
- Nicholas Cohan
- George Ellis
- Mary Goode
- Sharon Sherrill

C. Approval of Minutes – February 9, 2021

D. Overview of Zoning Petitions

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

F. Zoning Hearings

1. **Hearing Z21-0005**– Petition of John & Amy Mullane, 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 attached garage addition that would be 8.19 feet from the north property line instead of the required 50 feet. This is located in an “A” Agricultural District in Marine Township at **3545 Boomerang Drive, Marine, Illinois**, County Board District #4, PIN# 06-2-17-22-01-101-022
2. **Hearing Z21-0007**– Petition of James Lowry, owner of record, and Timothy Lowry, requesting a zoning map amendment to rezone a 23.68 acre tract of land from “B-5” Planned Business District to “A” Agricultural District. This is located in Fort Russell Township at **3224 Rock Hill Road, Wood River, Illinois**, County Board District #5, PIN# 15-1-09-30-00-000-002
3. **Hearing Z21-0009**–Petition of Lloyd and Patricia Mordis, owners of record, requesting a zoning map amendment to rezone a 6.01 acre tract of land from “R-1” Single-Family Residential District to “A” Agricultural District. This is located in Collinsville Township at **5910 Galli Lane, Collinsville, Illinois**, County Board District #25, PIN# 13-1-21-16-00-000-039
4. **Hearing Z21-0010**- Petition of Michael and Joan Wall, owners of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a detached garage that would be 35 feet from a private roadway easement instead of the required 50 feet. This is located in an “A” Agricultural District in Moro Township at **10 Ridge Street, Moro, Illinois**, County Board District #5, PIN# 16-1-03-31-04-401-002.005

5. **Hearing Z21-0011-** Petition of Jon-Michael Smith, applicant on behalf of Kevin Nicol and Nicol Investment Properties LLC, owner of record, requesting variances as per §93.030, Section B, Items 8 and 9 of the Madison County Zoning Ordinance in order for an existing shed to be 1.9 feet from a new property line instead of the required 10 feet and an existing commercial building to be 10 feet from a new property line instead of the required 20 feet. This is located in a “B-2” General Business District in Chouteau Township at **1 Central Avenue, Granite City, Illinois**, County Board District #16, PIN#s 18-2-14-33-02-203-010 &18-2-14-33-02-203-010.001

G. Citizens Wishing to Address the Zoning Board of Appeals

H. Unfinished Business

1. **Hearing Z21-0003** – Petition of Jason Moerlien, owner of record with Cheryl Moerlien, requesting a zoning map amendment to rezone a 5.9 acre tract of land from "R-1" Single-Family Residential District to “A” Agricultural District. This is located in Fort Russell Township at **6420 Miller Drive, Edwardsville, Illinois**, County Board District #24, PIN# 15-2-09-26-01-101-002

I. New Business

1. Z21-0005– Petition of John & Amy Mullane
2. Z21-0007 – Petition of James & Timothy Lowry
3. Z21-0009 – Petition of Lloyd & Patricia Mordis
4. Z21-0010- Petition of Michael & Joan Wall
5. Z21-0011- Petition of Jon-Michael Smith & Kevin Nicol & Nicol Investment Properties LLC

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 the Madison County Administration Building in the County Board Room located at 157 N. Main Street, Suite 203, Edwardsville, IL and virtually at 5:00pm. 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 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.