



Madison County Government
Planning and Development Department

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Agenda

Madison County Zoning Board of Appeals Meeting

May 14, 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 – March 26, 2019

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 Z19-0018- Petition of Michael and Morgan Dudley, owners of record, requesting a variance as per §93.025, Section C, Item 1 of the Madison County Zoning Ordinance in order to create a tract of land that is 96.10' in width instead of the required 100'(parcel 1). Also, a zoning map amendment to rezone a tract of land from "R-2" Single-Family Residential to "R-3" Single-Family Residential and variance as per §93.025, Section D, Item 1 in order to create a tract of land that is 67.38' in width instead of the required 70' (parcel 2).This is located in an "R-2" Single Family Residential District in Wood River Township, at 135 Westerholdt Street, East Alton, Illinois, County Board District #13, Parent Parcel PPN#19-2-08-14-03-301-038
2. Hearing Z19-0019- Petition of Charles Howland, 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 the placement of a single-wide manufactured home on site for the occupancy of Brittany and Nathan Hutchinson and family for a period not to exceed 5 years. This is located in an "R-3" Single Family Residential District in Venice Township at 2648 North Street, Granite City, Illinois, County Board District #23, PPN#21-2-19-13-08-201-017
3. Hearing Z19-0020- Petition of Beverly Lehnen, 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 the placement of a single-wide manufactured home on site for the occupancy of Johanna Lehnen and family for a period not to exceed 5 years. This is located in an "R-4" Single Family Residential District in Wood River

Township at 1334 4th Street, Cottage Hills, Illinois, County Board District #13, PPN#19-2-08-03-04-403-013

4. Hearing Z19-0022- Petition of James Baucom, 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 manufactured home on site for the occupancy of James Baucom and family for a period not to exceed five years. This is located in an "R-4" Single Family Residential District in Nameoki Township, at 3124 West Point Avenue, Collinsville, Illinois, County Board District #23, PPN#17-2-20-36-03-307-002
5. Hearing Z19-0023- Petition of James Baucom, 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 manufactured home for the occupancy of James Hayes and family for a period not to exceed five years. This is located in an "R-4" Single Family Residential District in Nameoki Township, at 3126 West Point Avenue, Collinsville, Illinois, County Board District #23, PPN#17-2-20-36-03-307-003
6. Hearing Z19-0026- Petition of Michael Gillis, owner of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to place a modular home on site that will be 20 feet from the north and east property lines instead of the required 50 feet. This is located in an Agricultural District in Hamel Township, at 6809 Hoxey Drive, Worden, Illinois, County Board District #3, PPN#11-2-10-12-00-000-012
7. Hearing Z19-0027- Petition of Jeffrey and Michelle Dossett, owners of record, requesting a variance as per §93.025, Section B, Items 4 & 5 of the Madison County Zoning Ordinance in order to construct a residence that will be 15.50 feet from the north property line instead of the required 25 feet and 51.81 feet from the west property line instead of the required 75 feet. This is located in an "R-1" Single-Family Residential District in Jarvis Township, at 109 Locksley Court, Troy, Illinois, County Board District #2, PPN#09-2-22-28-20-401-024

G. Citizens Wishing to Address the Zoning Board of Appeals

H. 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, County Board District #19, PPN#13-1-21-25-00-000-013
2. Consideration of Zoning File 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, PPN#18-2-14-27-04-407-030 & 18-2-14-27-04-407-031

I. New Business

1. Z19-0018 – Petition of Michael and Morgan Dudley
2. Z19-0019 – Petition of Charles Howland
3. Z19-0020 – Petition of Beverly Lehnen
4. Z19-0022 – Petition of James Baucom
5. Z19-0023 – Petition of James Baucom

6. Z19-0026- Petition of Michael Gillis
7. Z19-0027- Petition of Jeffrey and Michelle Dossett
8. Zoning Board of Appeals By-Laws

J. Planning Coordinator's Report

K. Adjournment