



Madison County Government
Building & Zoning Department

Administrator Chris Doucleff
Madison County Administration Building
157 N. Main Street Suite 254 · Edwardsville, IL 62025-1964
Phone (618) 692-7040 ext. 4468
E-Mail zoning@co.madison.il.us

Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
June 22, 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 – May 25, 2021

D. Overview of Zoning Petitions

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

F. Zoning Hearings

1. **Hearing Z21-0033** – Petition of Mark Frey, applicant on behalf of Andrew and Melanie Holthaus, owners of record, requesting a variance as per §93.025, Section B, Item 3 of the Madison County Zoning Ordinance in order to construct an attached garage addition that will be 40 feet from the west property line instead of the required 50 feet. This is located in an “R-1” Single-Family Residential District in Jarvis Township at **100 Yorkshire Court, Troy**, Illinois, County Board District #2, PIN# 09-2-22-28-20-401-006
2. **Hearing Z21-0034** – Petition of Jody and Darlene Pearman, owners of record, requesting a variance as per §93.025, Section D, Item 5 of the Madison County Zoning Ordinance in order to construct an addition to an existing single-family dwelling that will be 16 feet from the west property line instead of the required 30 feet. This is located in an “R-3” Single-Family Residential District in Chouteau Township at **756 Chouteau Avenue, Granite City**, Illinois, County Board District #16, PIN# 18-2-14-27-04-407-068
3. **Hearing Z21-0035** – Petition of Kennan Fagan, applicant on behalf of Triad School District #2, owner of record, requesting a zoning map amendment to rezone a tract of land from “B-1” Limited Business District to “A” Agricultural District in order to have a school use on the property. This is located in Jarvis Township at **705 US Highway 40, Troy**, Illinois, County Board District #2, PIN# 09-1-22-11-03-301-012
4. **Hearing Z21-0036** – Petition of Mark Bryant, owner of record with Janice Kubian-Bryant, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct a detached garage that will extend 12 feet in front of the existing home. This is located in an “A” Agricultural District in Collinsville Township at **1368 Pleasant Ridge Road, Maryville**, Illinois, County Board District #27, PIN# 13-2-21-15-00-000-023

5. **Hearing Z21-0037** – Petition of Darren Merkle, owner of record, requesting variances as per §93.023, Section B, Item 1, Subsection (a) of the Madison County Zoning Ordinance in order to create two tracts of land that are 40 feet wide and 92.34 feet wide, respectively, at the 50 foot front yard setback instead of the required 150 feet. This is located in an “A” Agricultural District in Saline Township at **2653 Becker Road, Highland, Illinois, County Board District #1, PIN# 02-2-18-34-00-000-049**
6. **Hearing Z21-0038** – Petition of Affordable Homes, LLC, applicant on behalf of Lakeshore Estates, LLC, owner of record, requesting a zoning map amendment to rezone two tracts of land totaling 29.17 acres from “B-3” Highway Business District and “R-3” Single-Family Residential District to “PD” Planned Unit Development District to bring the existing mobile home park into compliance and continue its operation. These properties are located in Chouteau Township at **3120 and 3115 W Chain of Rocks Road, Granite City, Illinois, County Board District #21, PIN#s 18-1-14-28-00-000-004 and 18-2-14-33-01-101-011**
7. **Hearing Z21-0040** – Petition of Portia Gordon, owner of record with Debbie McDonald, Crystal Potter, and Lisa Wojciechowski, 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 mobile home on site for the occupancy of Dorris and Tony Wrench and family for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Fort Russell Township at **506 Fairway Drive, Moro, Illinois, County Board District #14, PIN# 15-2-09-08-02-208-005**
8. Petition requesting a text amendment to Chapter 93 of the Madison County Code of Ordinances

G. Citizens Wishing to Address the Zoning Board of Appeals

H. Unfinished Business

I. New Business

1. Z21-0033 – Petition of Mark Frey and Andrew and Melanie Holthaus
2. Z21-0034 – Petition of Jody and Darlene Pearman
3. Z21-0035 – Petition of Kennan Fagan and Triad School District #2
4. Z21-0036 – Petition of Mark Bryant
5. Z21-0037 – Petition of Darren Merkle
6. Z21-0038 – Petition of Affordable Homes, LLC, and Lakeshore Estates, LLC
7. Z21-0040 – Petition of Portia Gordon
8. Petition requesting a text amendment to Chapter 93 of the Madison County Code of Ordinances

J. Zoning Coordinator’s Report

K. Adjournment

MEETING DETAILS

The Zoning Board of Appeals meeting will be held at 5:00pm at the Madison County Administration Building in the County Board Room located at 157 N. Main Street, Suite 203, Edwardsville, IL. All hearings are open to public comment. There will also be a virtual aspect to the meeting for those who cannot or do not wish to attend the in-person meeting. The general public 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 before 4:00pm on the date of 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 minute. The meeting packet will be available on the Building & Zoning website prior to the meeting.