



Madison County Government
Planning and Development Department

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Agenda

**Madison County Zoning Board of Appeals Meeting
June 25, 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 – May 14, 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 Z19-0030- Petition of James Penn, applicant, on behalf of Penn Builders, LLC., owner of record, requesting a zoning map amendment to rezone a tract of land from "R-4" Single-Family Residential District to "B-5" Planned Business District in order to have a contractors business. This is located in St. Jacob Township, at 9622 U.S. Highway 40, St. Jacob, Illinois, County Board District #4, PPN#05-1-23-07-00-000-013
2. Hearing Z19-0031- Petition of Derrick and Jamie Ramert, owners of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct an accessory structure that will be 10 feet from a private roadway easement instead of the required 50 feet. This is located in an Agricultural District in Pin Oak Township, at 7806 Maple Grove Road, Troy, Illinois, County Board District #11, PPN#10-1-16-32-00-000-001.003
3. Hearing Z19-0032- Petition of Rick Walter, owner of record, requesting a variance as per §93.051, Section A, Item 3, Sub (d) of the Madison County Zoning Ordinance in order to construct an accessory structure that will be located in the front yard setback area. This is located in an "R-3" Single-Family Residential District in Moro Township, at 28 Magnolia Drive, Moro, Illinois, County Board Member #5, PPN#16-2-03-31-04-403-032
4. Hearing Z19-0033- Petition of Joe Dineff, 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 accessory structure that will be 20 feet from a private roadway easement instead of the required 50 feet. This is located in

Omphgent Township, at 7679 Butcher Lane, Worden, Illinois, County Board District #3, PPN#12-1-04-28-00-000-006

5. 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

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
3. Consideration of Zoning File 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

I. New Business

1. Z19-0030- Petition of James Penn & Penn Builders, LLC
2. Z19-0031- Petition of Derrick and Jamie Ramert
3. Z19-0032- Petition Rick Walter
4. Z19-0033- Petition Joe Dineff
5. Petition requesting a text amendment to Chapter 93 of the Madison County Code of Ordinances
6. Zoning Board of Appeals By-Laws

J. Planning Coordinator's Report

K. Adjournment