



Madison County Government
Planning and Development Department

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Madison County Administration Building

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Agenda

Madison County Zoning Board of Appeals Meeting

July 14, 2020 at 5:00 p.m.

VIRTUAL & IN-PERSON MEETING – SEE IMPORTANT DETAILS BELOW

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 – June 9, 2020

D. Overview of Zoning Petitions

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

F. Zoning Hearings

1. Hearing Z20-0022- Petition of Joseph and Kenny Muller, owners of record, requesting a Special Use Permit as per §93.036, Section D, Item 2 of the Madison County Zoning Ordinance in order to construct an attached garage addition to an existing single-family dwelling in an “M-3” Heavy Manufacturing District. This is located in Venice Township at 659 Old Rock Road, Granite City, Illinois, County Board District #23, PIN#21-1-19-01-00-000-015
2. Hearing Z20-0028- Petition of James Majerus & Cortney Spradling, owners of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (d) of the Madison County Zoning Ordinance in order to construct a detached garage 21’ from the north property line instead of the required 40’. This is located in an “R-2” Single-Family Residential District in Saline Township at **3444 Highron Drive, Pocahontas, Illinois**, County Board District #3, PIN#02-2-18-23-07-201-033
3. Hearing Z20-0029- Petition of Dianne Peters, owner of record, and James Peters, requesting a zoning map amendment to rezone a 1.93 acre tract of land from “B-3” Highway Business District to “R-1” Single-Family Residential District. This is located in Fort Russell Township at **6465 Miller Drive, Edwardsville, Illinois**, County Board District #5, PIN#15-1-09-23-03-301-024
4. Hearing Z20-0030- Petition of Meadowbrook Public Water District, applicant, on behalf of Fort Russell Township, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 5 of the Madison County Zoning Ordinance in order to have a governmental use on site. This is located in an “R-3” Single-Family Residential District in Fort Russell Township at **112 Clover Street, Moro, Illinois**, County Board District #14, PIN#s15-2-09-08-02-204-001, 15-2-09-08-02-204-002, & 15-2-09-08-02-204-003

G. Citizens Wishing to Address the Zoning Board of Appeals

H. Unfinished Business

1. Hearing Z19-0056- Petition of Thomas and Deborah Burgess, owners 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 mobile home on site for the occupancy of Thomas and Deborah Burgess and family for a period not to exceed five years. This is located in an "R-3" Single-Family Residential District in Wood River Township at **76 Circle Drive, Cottage Hills**, Illinois, County Board District #13, PIN#19-2-08-11-01-107-013.001
2. Hearing Z20-0018- Petition of Steven Blair, Jr., owner of record, and Anne Barriger requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a single-family dwelling that will be 20 feet from a private roadway and utility easement instead of the required 50 feet. This is located in an Agricultural District in Foster Township on **Piggott Lane, Alton**, Illinois, County Board District #5, PIN#20-1-02-08-00-000-016.021

I. New Business

1. Z20-0022– Petition of Joseph and Kenny Muller
2. Z20-0028– Petition of James Majerus & Cortney Spradling
3. Z20-0029- Petition of Dianne & James Peters
4. Z20-0030- Petition of Meadowbrook Public Water District & Fort Russell Township

J. Planning Coordinator’s Report

K. Adjournment

MEETING DETAILS

Due to the COVID-19 pandemic and Governor J.B. Pritzker’s Executive Order 2020-10, access to Madison County facilities will be limited at the time of this meeting. 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 St., Edwardsville, IL, Ste. 203. 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 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.

Posted on June 29, 2020

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