



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
August 24, 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 – July 27, 2021

D. Overview of Zoning Petitions

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

F. Zoning Hearings

1. **Hearing Z21-0045** – Petition of Nathan and Wilhelmina Roney, owners of record, requesting a minor bulk variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct an accessory structure that will be 45 feet from the south property line instead of the required 50 feet. This is located in an “A” Agricultural District in Collinsville Township at **6345 Makayla Brooke Lane, Maryville, Illinois**, County Board District #27, PIN# 13-1-21-15-00-000-010.007
2. **Hearing Z21-0051** – Petition of James Holmes, 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 place a mobile home on site for the occupancy of James H. Holmes, Sr., for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Chouteau Township at **5178 Nameoki Road, Granite City, Illinois**, County Board District #16, PIN# 18-1-14-33-04-401-005
3. **Hearing Z21-0053** – Petition of Aaron Wells, on behalf of SW Properties, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 11 in order to have a private recreational area on site consisting of dirt tracks for personal recreational vehicles. This is located in an “R-2” Single-Family Residential District in Collinsville Township at **1211 Clifton Street, Collinsville, Illinois**, County Board District #29, PIN# 13-2-21-26-01-106-007
4. **Hearing Z21-0054** – Petition of Craig Engeling, owner of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a new accessory structure that will be 28 feet from the north property line instead of the required 50 feet. This is located in an “A” Agricultural District in Collinsville Township at **5360 State Route 162, Glen Carbon, Illinois**, County Board District #25, PIN# 13-1-21-05-00-000-002.001
5. **Hearing Z21-0056** – Petition of Craig and Lauren Watson, owners of record, requesting a zoning map amendment to rezone approximately 1.8 acres of a dual-zoned lot from “M-1” Limited Manufacturing

District to “R-3” Single-Family Residential District. This is located in Edwardsville Township at **6005 Old Poag Road, Edwardsville, Illinois, County Board District #17, PIN# 14-1-15-10-05-101-001.001**

6. **Hearing Z21-0058** – Petition of Bill Branz, applicant on behalf of Charles D and Ann L Moore Family Revocable Trust, 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 to an existing single-family dwelling that will be 44 feet from the north property line instead of the required 50 feet. This is located in an “A” Agricultural District in Moro Township at **8270 Old Moro Road, Dorsey, Illinois, County Board District #5, PIN# 16-1-03-19-00-000-005**
7. **Hearing Z21-0059** – Petition of Mary Jo Guinn, applicant on behalf of Agape Farms, LLC, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 38 of the Madison County Zoning Ordinance in order to have public stables and horse boarding on site. This is located in an “A” Agricultural District in Jarvis Township at **8176 Lebanon Road, Troy, Illinois, County Board District #2, PIN# 09-1-22-33-00-000-004.001**

G. Citizens Wishing to Address the Zoning Board of Appeals

H. Unfinished Business

I. New Business

1. Z21-0045 – Petition of Nathan and Wilhelmina Roney
2. Z21-0051 – Petition of James Holmes
3. Z21-0053 – Petition of Aaron Wells
4. Z21-0054 – Petition of Craig Engeling
5. Z21-0056 – Petition of Craig and Lauren Watson
6. Z21-0058 – Petition of Bill Branz and Charles D and Ann L Moore Family Revocable Trust
7. Z21-0059 – Petition of Mary Jo Guinn and Agape Farms, LLC

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.