



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

August 25, 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 – July 28, 2020

D. Overview of Zoning Petitions

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

F. Zoning Hearings

1. Hearing Z20-0032- Petition of Garrett and Laura Gerdes, owners of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (b) of the Madison County Zoning Ordinance in order to construct an accessory structure that will be 8 feet from the south and west property lines instead of the required 15 feet. This is located in an “A” Agricultural District in Foster Township at **3878 McCoy Road, Bethalto**, Illinois, County Board District #5, PIN# 20-1-02-27-04-402-002
2. Hearing Z20-0034- Petition of Network Real Estate, LLC, applicant on behalf of AT&T, and James E. Dempsey Trust, owner of record, requesting a variance as per §93.099, Section D, Item 6 of the Madison County Zoning Ordinance in order to install a 6 foot composite stone fence instead of the required landscape buffer. This is located in an “A” Agricultural District in Moro Township at **4290 Seiler Road, Dorsey**, Illinois, County Board District #5, PIN# 16-1-03-17-00-000-007
3. Hearing Z20-0036- Petition of Laura and Richard Lynch, applicants on behalf of The Estate of Elmer E. Prante, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to place a double-wide mobile home on the property for the occupancy of Laura and Richard Lynch and family for a period not to exceed 5 years. This is located in an “A” Agricultural District in Olive Township at **11758 New Douglas Road, New Douglas**, Illinois, County Board District #4, PIN# 08-1-05-13-00-000-011
4. Hearing Z20-0038- Petition of Andrew and Lisa Schmitt, applicants on behalf of Jerry Don and Mary Smith, owners of record, requesting a zoning map amendment to rezone a 1 acre tract of land from “A” Agricultural District to “B-5” Planned Business District in order to operate a garage door business on site. This is located in Jarvis Township at 9538 US Highway 40, St. Jacob, Illinois, County Board District #2, PIN# 09-1-22-12-00-000-018

G. Citizens Wishing to Address the Zoning Board of Appeals

H. Unfinished Business

1. Z19-0058- Petition of Shadow Wood Development, LLC., owner of record, requesting a zoning map amendment to rezone 27.68 acres from "R-2" Single-Family Residential District to "R-7" Planned Residential District in order to create a 70 lot subdivision. This is located in Jarvis Township, west of Bauer Road, Troy, Illinois, County Board District #2, PIN# 09-1-22-14-00-000-001

I. New Business

1. Z20-0032– Petition of Garret & Laura Gerdes
2. Z20-0034– Petition of Network Real Estate, LLC, ATT&T, & James E. Dempsey Trust
3. Z20-0036- Petition of Laura & Richard Lynch
4. Z20-0038- Petition of Andrew and Lisa Schmitt & Jerry Don and Mary Smith

J. Planning Coordinator's Report

K. Adjournment

MEETING DETAILS

Due to the COVID-19 pandemic, 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 and virtually. All hearings are open to public comment. For those who cannot or do not wish to attend the in-person meeting you 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.