



Madison County Government
Planning and Development Department

Chris Doucleff · Administrator

Madison County Administration Building

157 N. Main Street, Suite 254 · Edwardsville, IL 62025-1964

Phone (618) 296-4468 · Fax (618) 692-8982

Email: zoning@co.madison.il.us

http://www.co.madison.il.us/departments/planning_and_development/index.php

Agenda

Madison County Zoning Board of Appeals Meeting

September 22, 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 – August 25, 2020

D. Overview of Zoning Petitions

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

F. Zoning Hearings

1. Hearing Z20-0035 – Petition of Tyrel and Ronie Henkhaus, owners of record, requesting a variance as per §93.023, Section C, Item 3, Subsection (b) of the Madison County Zoning Ordinance in order to construct a pond that will be less than 250 feet from a dwelling on an adjacent property. This is located in an “A” Agricultural District in Hamel Township at **7871 Jerusalem Road, Edwardsville, Illinois**, County Board District #3, PIN# 11-2-10-20-00-000-022
2. Hearing Z20-0037 – Petition of Thomas Kappler, applicant on behalf of Carl McGaughey, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance to have chickens on site; a variance as per §93.100, Section B, Item 2 of the Zoning Ordinance in order to have 6 chickens instead of 5; and a variance as per §93.100, Section B, Item 5 of the Zoning Ordinance in order to have the chicken coop and run 5 feet from the west property line instead of the required 20 feet. This is located in an “R-3” Single-Family Residential District in Fort Russell Township at **304 East Roosevelt Drive, Moro, Illinois**, County Board District #14, PIN# 15-2-09-08-02-209-002
3. Hearing Z20-0040 – Petition of Megan Zanger, owner of record along with Michael Zanger, requesting a Special Use Permit as per §93.023, Section D, Item 12 of the Madison County Zoning Ordinance in order to have a family cemetery on site. This is located in an “A” Agricultural District in Hamel Township at **5319 3 Lake Estates Lane, Edwardsville, Illinois**, County Board District #3, PIN# 11-1-10-30-00-000-007.013
4. Hearing Z20-0044 – Petition of Kevin and Gaye Pruett, owners of record, requesting a zoning map amendment to rezone an approximately 1.34 acre tract of land from “R-3” Single-Family Residential District to “B-5” Planned Business District in order to continue operating a construction business on site. This is located in Wood River Township at **762 Ridge Lane, East Alton, Illinois**, County Board District #13, PIN# 19-2-08-11-19-401-005

G. Citizens Wishing to Address the Zoning Board of Appeals

H. Unfinished Business

I. New Business

1. Z20-0035 – Petition of Tyrel and Ronie Henkhaus
2. Z20-0037 – Petition of Thomas Kappler
3. Z20-0040 – Petition of Megan Zanger
4. Z20-0044 – Petition of Kevin and Gaye Pruet

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.