



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

AMENDED

Agenda

**Madison County Zoning Board of Appeals Meeting
September 28, 2021 at 5:00 p.m.**

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 – August 24, 2021

D. Overview of Zoning Petitions

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

F. Zoning Hearings

1. **Hearing Z21-0063** – Petition of Dale Shearer, owner of record with Donna Shearer, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct a detached garage that would be 30 feet from the west (front) property line instead of the required 50 feet. This is located in an “A” Agricultural District in Alhambra Township at **5916 Dauderman Road, Alhambra, Illinois**, County Board District #4, PIN# 07-1-11-24-00-000-003.003
2. **Hearing Z21-0064** – Petition of Eric Owens, applicant on behalf of Church of Christ, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 13 of the Madison County Zoning Ordinance in order to have a church use on site. This is located in an “A” Agricultural District in Foster Township at **3536 Prince Road, Alton, Illinois**, County Board District #5, PIN# 20-1-02-34-03-301-001.002
3. **Hearing Z21-0065** – Petition of Lanny and Alice Yates, owners of record, requesting a zoning map amendment in order to rezone a new 2 acre tract of land from “B-4” Wholesale Business District to “A” Agricultural District. This is located in Moro Township **along Moro Road, Edwardsville, Illinois**, County Board District #5, PIN# 16-1-03-34-00-000-026.003
4. **Hearing Z21-0066** – Petition of Dean Croft, applicant on behalf of Thomas Linder, owner of record, requesting a zoning map amendment to rezone a new 5.58 acre tract of land from “A” Agricultural District to “B-5” Planned Business District in order to operate a self-storage facility on site. This is located in Pin Oak Township **along Blackburn Road, Edwardsville, Illinois**, County Board District #11, PIN# 10-1-16-09-00-000-001.003
5. **Hearing Z21-0067** – Petition of Scot and Jil Lehr, owners of record, requesting a variance as per §93.023, Section E, Item 3 of the Madison County Zoning Ordinance in order to have a maximum of 10 horses on site instead of the maximum of 5 currently allowed. This is located in an “A” Agricultural District in St. Jacob Township at **11158 Lake Road, Highland, Illinois**, County Board District #4, PIN# 05-1-23-10-00-000-008.004

6. **Hearing Z21-0068** – Petition of Marion David Hartwick, owner of record with Denise Hartwick, 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 Don Hartwick for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Chouteau Township at **629 Ashland Avenue, Granite City, Illinois, County Board District #16, PIN# 18-2-14-27-04-401-004**

G. Citizens Wishing to Address the Zoning Board of Appeals

H. Unfinished Business

I. New Business

1. ~~Z21-0060 – Petition of Danielle Trask and Joey Muscarella~~
2. Z21-0063 – Petition of Dale Shearer
3. Z21-0064 – Petition of Eric Owens and Church of Christ
4. Z21-0065 – Petition of Lanny and Alice Yates
5. Z21-0066 – Petition of Dean Croft and Thomas Linder
6. Z21-0067 – Petition of Scot and Jil Lehr
7. Z21-0068 – Petition of Marion David Hartwick

J. Zoning Coordinator’s Report

K. Adjournment