

AGENDA

MADISON COUNTY ZONING BOARD OF APPEALS MEETING

April 30, 2015

8:30 a.m.

**Madison County Administration Building
Planning & Development Department Conference Room
157 N. Main Street, Suite 254
Edwardsville, IL 62025**

- A. Call of meeting to order
- B. Public Comment
- C. Approval of Minutes
- D. Public Hearings

See the attached hearing notice. Please note that the public hearings will occur on-site at the address listed within the Zoning Schedule. The Zoning Board of Appeals will reconvene in the Planning and Development Conference Room.

E. New Business:

- a. Z15-0042 — Karen Whitford
- b. Z15-0045 — Charles Allen Hensley Jr.
- c. Z15-0043 — Amy McCord
- d. Z15-0038 — Dana & Bob Jones
- e. Z15-0044 — Gary & Lois Heuer

F. Tabled Items:

- a. Z15-0013 — Planning and Development Committee (Revocation S&K Repair Service SUP)
- b. Z15-0029 — Planning and Development Committee (I-55 Corridor)

G. Planning Coordinator's Report

H. Adjournment

PUBLIC HEARING NOTICE
MADISON COUNTY ZONING BOARD OF APPEALS
Thursday, April 30, 2015

8:30 A.M. – The Zoning Board of Appeals will meet in the Office of the Madison County Planning and Development Department and proceed to the sites of the scheduled public hearings. The applicants and interested parties are to meet the board at the SITES. All hearings are open to public comment.

9:15 A.M. – **File #Z15-0042** – Petition of Karen Whitford, owner of record, requesting a variance as per Article 93.052, Section (H) of the Madison County Zoning Ordinance in order to construct a metal accessory building in a “R-3” Single Family Residential District. This is located in Venice Township, more commonly known as **430 Old Rock Road**, Granite City, Illinois. PPN#21-2-19-12-02-201-025 **(23)**

9:35 A.M. – **File #Z15-0045** – Petition of Charles Allen Hensley, Jr., owner of record, requesting a Zoning Amendment to rezone less than an acre of land from M-2 General Manufacturing to B-4 Wholesale Business District. Also, a variance as per Article 93.080, Section (E) of the Madison County Zoning Ordinance in order to have a 6 foot tall fence in the front yard area instead of the allowable 4 feet. This is located in Chouteau Township, more commonly known as **3201 W. Chain of Rocks Road**, Granite City, Illinois. PPN#18-1-14-32-02-201-007 **(21)**

10:15 A.M. – **File #Z15-0043** – Petition of Amy McCord, owner of record, requesting a variance as per Article 93.113, Section (B) of the Madison County Zoning Ordinance in order to erect a free-standing double-sided sign that will be 24 square feet per side and a wall-mounted sign that will be 24 square feet in size for a kennel operation, totaling 72 square feet of signage instead of the allowable 2 square feet. This is located in an Agricultural District in St. Jacob Township, more commonly known as **1915 Steinkoenig School Road**, Highland, Illinois. PPN#05-1-23-10-00-000-008.002 **(04)**

11:45 A.M. – **File #Z15-0038** – Petition of Dana and Bob Jones, applicants and owners of record, requesting a Special Use Permit as per Article 93.025, Section G, Item 19 of the Madison County Zoning Ordinance in order to have 5 chickens on the property. Also, a variance as per Article 93.100 Section B, Item (6) in order to locate a chicken coop 12 feet from the west property line instead of the required 20 feet. Also, variance as per 93.052, Section (H) of the Madison County Zoning Ordinance in order to construct a metal accessory building in a “R-3” Single Family Residential District. This is located in Omphgent Township, more commonly known as **7231 Renken Road**, Dorsey, Illinois. PPN# 12-2-04-18-13-302-007 **(03)**

12:10 P.M. – **File #Z15-0044** - Petition of Gary & Lois Heuer, owners of record, requesting a Variance as per Article 92.023, Section B, Item 2 of the Madison County Zoning Ordinance in order construct a residence that will be 22 feet from the West property line and 30 feet from the South property line instead of the required 50 feet. This is located in an Agricultural District in Fort Russell Township, more commonly known as **6886 East Drive**, Moro, Illinois. PPN#15-1-09-05-04-401-010.003 **(14)**

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