

AGENDA

MADISON COUNTY ZONING BOARD OF APPEALS MEETING

June 2, 2016

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. Approval of Minutes
- C. 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 immediately after all on-site hearings have been conducted.

- D. New Business:

- a. Z16-0044 — David Mueller & Denise Lutes
- b. Z16-0047 — David Lawson
- c. Z16-0040 — Shane Citrowske
- d. Z16-0049 — Foster Township
- e. Z16-0039 — Freddie Kutter
- f. Z16-0037 — Andrew Smith

- E. Tabled Items:

- a. Z15-0013 — Planning and Development Committee (Revocation S&K Repair Service SUP)

- F. Public Comment

- G. Planning Coordinator's Report

- H. Adjournment

**PUBLIC HEARING NOTICE
MADISON COUNTY ZONING BOARD OF APPEALS**

Thursday, June 2, 2016

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. - Z16-0044 - Petition of David Mueller, owner of record, and Denise Lutes, applicant and purchaser, requesting a Zoning Map Amendment to rezone two tracts of land that consist of 8.5 acres from R-1 and R-2 Single Family Residential Districts to Agricultural District and a Special Use Permit as per Article 93.023, Section D, Item 38 in order to have a public horse stable. This is located in Edwardsville Township, at **101 Oaklawn Road, Glen Carbon, Illinois PPN#14-1-15-35-02-201-013 & 14-1-15-36-00-000-003 (25)**

9:40 A.M. - Z16-0047 - Petition of David Lawson, owner of record, requesting Variances as per Article 93.051, Section A, Item 2, Sub (a) and Article 93.051, Section A, Item 3, Sub (b) of the Madison County Zoning Ordinance in order to construct an accessory structure that will be 30 feet in height instead of the allowable 25 feet and 5 feet from the north property line instead of the required 15 feet. This is located in an Agricultural District in Pin Oak Township, at **3900 Schipkowski, Edwardsville, Illinois PPN#10-1-16-16-00-000-004 (11)**

10:55 A.M. - Z16-0040 - Petition of Shane Citrowske, owner of record, requesting a Variance as per Article 93.023, Section B, Item 1, Sub (a) of the Madison County Zoning Ordinance in order to create a tract of land that is 1.2 acres in size instead of the required two acres. This is located in an Agricultural District in Moro Township, at **7326 North State Route 159, Moro, Illinois PPN#16-1-03-34-00-000-024 (05)**

11:20 A.M. - Z16-0049 - Petition of William Ambrose on behalf of Foster Township, applicant and owner of record, requesting a Variance as per Article 93.030, Section B, Item 7 of the Madison County Zoning Ordinance in order to construct a commercial building that will be 12 feet from the front property line instead of the required 50 feet. This is located in a "B-2" General Business District, at an **unaddressed property at the southwest quadrant of the Main Street and Fosterburg Road intersection, Alton, Illinois PPN#20-2-02-14-03-301-023 (05)**

11:45 A.M. - Z16-0039 – Petition of Freddie A. Kutter, owner of record, requesting a Special Use Permit as per Article 93.031, Section D, Item 6 of the Madison County Zoning Ordinance in order to have a remote control race track on site. This is located in a "B-3" Highway Business District in Wood River Township, at **435 W. MacArthur Drive, Cottage Hills, Illinois PPN#19-2-08-11-01-101-023 (15)**

12:10 P.M. - Z16-0037 - Petition of Andrew Smith, applicant and owner of record, requesting a Special Use Permit as per Article 93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to raise chickens and goats on the property. Also, Variances as per Article 93.100 Section B, Items (5) & (6) in order to locate a chicken coop 10 feet from the north and east property lines instead of the required 20 feet and to locate a chicken run 0 feet from the north and east property line instead of the required 20 feet. This is located in an "R-2" Single Family Residential District within Wood River Township, at **48 Bert Avenue, East Alton, Illinois PPN#19-2-08-15-12-202-021 (13)**

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