Madison County Government
Building & Zoning Department

Administrator Chris Doucleff
Madison County Administration Building
157 N. Main Street Suite 254 · Edwardsville, IL 62025-1964
Phone (618) 692-7040 ext. 4468
E-Mail zoning@co.madison.il.us

Kurt Prenzler, CPA
County Board Chairman

Agenda
Building & Zoning Committee
March 11, 2021 at 5:00 p.m.
VIRTUAL & IN-PERSON MEETING – SEE IMPORTANT DETAILS BELOW

A. Call of Meeting to Order

B. Roll Call

- Mick Madison, Chairman
- Dalton Gray
- Terry Eaker
- Ryan Kneedler
- Bill Meyer
- Nick Petrillo
- Robert Pollard
- Bobby Ross
- Victor Valentine

C. Approval of Minutes for February 4, 2021

D. Zoning Petition and Subdivision Overview

E. Pre-Application Presentation

F. Citizens Wishing to Address the Committee

G. Unfinished Business

H. New Business

1) Resolution Z21-0001 – Petition of Manuel Del Rio, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a single-wide mobile home on site for the occupancy of Rigoberto Murillo and Luis Padilla for a period not to exceed 5 years. This voids SUP Z16-0043. This is located in an "R-4" Single-Family Residential District in Nameoki Township at 3212 Yale Avenue, Collinsville, Illinois, County Board District #23, PIN# 17-2-20-36-03-302-032

2) Resolution Z21-0003 – Petition of Jason Moerlien, owner of record with Cheryl Moerlien, requesting a zoning map amendment to rezone a 5.9 acre tract of land from "R-1" Single-Family Residential District to "A" Agricultural District. This is located in Fort Russell Township at 6420 Miller Drive, Edwardsville, Illinois, County Board District #24, PIN# 15-2-09-26-01-101-002

3) Resolution Z21-0004 – Petition of James Holmes, owner of record with Lisa Holmes, requesting a Special Use Permit as per §93.025, Section G, Item 20 in order to have chickens on site. This is located in an "R-3" Single-Family Residential District in Chouteau Township at 5180 Nameoki Road, Granite City, Illinois, County Board District #16, PIN# 18-1-14-33-04-401-004

4) Resolution Z21-0005 – Petition of John and Amy Mullane, owners of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct an attached

garage addition that would be 8.19 feet from the north property line instead of the required 25 feet. This is located in an "A" Agricultural District in Marine Township at 3545 Boomerang Drive, Marine, Illinois, County Board District #4, PIN# 06-2-17-22-01-101-022

5) Resolution Z21-0007 – Petition of James Lowry, owner of record, and Timothy Lowry, requesting a zoning map amendment to rezone a 23.68 acre tract of land from "B-5" Planned Business District to "A" Agricultural District. This is located in Fort Russell Township at 3224 Rock Hill Road, Wood River, Illinois, County Board District #5, PIN# 15-1-09-30-00-000-002

6) Resolution Z21-0009 – Petition of Lloyd and Patricia Mordis, owners of record, requesting a zoning map amendment to rezone a 6.01 acre tract of land from "R-1" Single-Family Residential District to "A" Agricultural District. This is located in Collinsville Township at 5910 Galli Lane, Collinsville, Illinois, County Board District #25, PIN# 13-1-21-16-00-000-039

7) Resolution Z21-0010 – Petition of Michael and Joan Wall, owners of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a detached garage that would be 35 feet from a private roadway easement instead of the required 50 feet. This is located in an "A" Agricultural District in Moro Township at 10 Ridge Street, Moro, Illinois, County Board District #5, PIN# 16-1-03-31-04-401-002.005

8) Resolution Z21-0011 – Petition of Jon-Michael Smith, applicant on behalf of Kevin Nicol and Nicol Investment Properties, LLC, owner of record, requesting variance as per §93.030, Section B, Items 8 and 9 of the Madison County Zoning Ordinance in order for an existing shed to be 1.9 feet from a new property line instead of the required 10 feet and an existing commercial building to be 10 feet from a new property line instead of the required 20 feet. This is located in an "B-2" General Business District in Chouteau Township at 1 Central Avenue, Granite City, Illinois, County Board District #16, PIN#s 18-2-14-33-02-203-010 and 18-2-14-33-02-203-010.001

9) Labrador Run – Minor Plat

10) 5 Diamonds Camp Grounds – Minor Plat

11) Weis Farms – Minor Plat

12) Compton Landing – Minor Plat

13) Resolution Authorizing the Demolition of Unsafe Buildings and Structures – 626 Wood River Avenue, Cottage Hills; 4416 Nameoki Road, Granite City

14) Amended Resolution Authorizing Environmental Grants FY 2021

I. Administrator's Report

K. Adjournment

MEETING DETAILS

The Building & Zoning Committee meeting will be held at 5:00pm at the Madison County Administration Building in the County Board Room located at 157 N. Main Street, Suite 203, Edwardsville, IL. All hearings are open to public comment. There will also be a virtual aspect to the meeting for those who cannot or do not wish to attend the in-person meeting. The general public 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 Building & Zoning office. The meeting packet will be available on the Building & Zoning website prior to the meeting as well.