Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda
Building & Zoning Committee
May 5, 2022 at 5:00 p.m.

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 April 7, 2022

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 Z22-0021 – Petition of Steven and Lindsey Naylor, owners of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (b) of the Madison County Zoning Ordinance in order to construct an accessory structure that would be 5 feet from the west property line instead of the required 15 feet. This is located in an "A" Agricultural District in Foster Township at 8420 Paradise Key, Alton, Illinois, County Board District #5, PIN# 20-2-02-22-00-000-071 (ZBA recommended **Approval**)

2) Resolution Z22-0022 – Petition of Jimmy Dean Harrison, Jr., owner of record, requesting a zoning map amendment in order to rezone a 5.91 acre tract of land from "R-3" Single-Family Residential District to "B-5" Planned Business District in order to store commercial materials and equipment on the property with his home. This is located in Wood River Township at 1250 14th Street, Cottage Hills, Illinois, County Board District #5, PIN# 19-2-08-03-02-209-045 (ZBA recommended **Denial**)

3) Resolution Z22-0023 – Petition of Robert Ruby, owner of record, requesting a variance as per §93.030, Section B, Item 8 of the Madison County Zoning Ordinance in order to construct an addition to an existing auto body shop that would be 3 feet from the south property line instead of the required 10 feet. This is located in a "B-2"General Business District in Wood River Township at 200 North Center Street, East Alton, Illinois, County Board District #13, PIN# 19-2-08-14-01-108-002 (ZBA recommended **Approval**)

4) Resolution Z22-0025 – Petition of Zachary Hartnagel, owner of record with Amber Hartnagel, requesting a variance as per §93.025, Section D, Item 4 of the Madison County Zoning Ordinance in order to construct

an attached garage addition that will be 6.5 feet from the east property line instead of the required 10 feet. This is located in an "R-3" Single-Family Residential District in Moro Township at 2086 Castle Drive, Edwardsville, Illinois, County Board District #5, PIN# 16-2-03-36-04-408-054 (ZBA recommended **Approval**)

5) Resolution Z22-0026 – Petition of Lincon Properties LLC, applicant on behalf of Cole Hunter, owner of record, requesting a variance as per §93.051, Section A, Item 2, Subsection (a) of the Madison County Zoning Ordinance in order to construct an accessory structure 30 feet in height instead of the maximum 25 feet allowed. This is located in an "A" Agricultural District in Moro Township at 7526 Lake James Drive, Edwardsville, Illinois, County Board District #5, PIN# 16-2-03-35-02-201-007 (ZBA recommended **Approval**)

6) Resubdivision of Lot 4 of Renfro's Second Subdivision – Minor Plat

7) Albright Subdivision – Minor Plat

8) The Estates at Heritage Landing 2nd Addition – Preliminary Plat

9) Refund Request – B2022-0276

10) Purchase Order Report

I. Other Business

1) Intergovernmental Agreement Between the City of Edwardsville and Madison County (Traffic Signals and Roadway Improvements)

J. Administrator's Report

K. Adjournment