



Madison County Government  
**Building & Zoning Department**

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**Kurt Prenzler, CPA**  
County Board Chairman

**Agenda**

**Madison County Zoning Board of Appeals Meeting**  
**April 25, 2023 at 5:00 p.m.**  
**Madison County Board Room, Suite 203**

**1. Call of Meeting to Order**

**2. Roll Call**

- Don Metzler, Chairperson
- Thomas Ambrose
- Nicholas Cohan
- George Ellis
- Mary Goode
- Cedric Irby
- Sharon Sherrill

**3. Approval of Minutes – March 21, 2023**

**4. Overview of Zoning Petitions**

**5. Explanation of Zoning Hearing Procedures and Swearing in of All Parties**

**6. Zoning Hearings**

1. **Hearing Z22-0041** – Petition of Vicki Daggett, 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 double-wide mobile home on site for the occupancy of Vicki Daggett for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Wood River Township at **314 Broadway Drive, Cottage Hills, Illinois, County Board District #13, PIN# 19-2-08-11-03-304-003**
2. **Hearing Z23-0022** – Petition of Candy and Michael Spraggs, owners of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance in order to have 6 chickens instead of the maximum 5 allowed. This is located in an “R-3” Single-Family Residential District in Foster Township at **4912 2<sup>nd</sup> Street, Alton, Illinois, County Board District #5, PIN# 20-2-02-14-03-303-027**
3. **Hearing Z23-0023** – Petition of Sonia Reveles, 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 Sonia Reveles and family for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Nameoki Township at **3206 Arlington Avenue, Collinsville, Illinois, County Board District #16, PIN# 17-2-20-36-03-305-020**
4. **Hearing Z23-0024** – Petition of Prairie Fire Protection District, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 5 of the Madison County Zoning Ordinance in order to continue operating a firehouse on site. This is located in an “R-3” Single-Family Residential District in Omphgent Township at **8452 Prairietown Road, Worden, Illinois, County Board District #3, PIN# 12-2-04-18-18-301-010**
5. **Hearing Z23-0025** – Petition of Brian and Samantha Dale, owners of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance in order to have 10 chickens instead of the maximum 5 allowed. This is located in an “R-

3" Single-Family Residential District in Fort Russell Township at **257 Sterling Drive, Moro**, Illinois, County Board District #14, PIN# 15-2-09-08-02-205-020

6. **Hearing Z23-0026** – Petition of John Barry Julian, owner of record, requesting a Special Use Permit as per §93.031, Section D, Item 1 of the Madison County Zoning Ordinance in order to operate an Eating and Drinking Establishment in the existing building on site. This is located in a “B-3” Highway Business District in Wood River Township at **139 W MacArthur Drive, Cottage Hills**, Illinois, County Board District #14, PIN# 19-2-08-11-01-106-026.001
7. **Hearing Z23-0027** – Petition of ESP Solar, LLC, applicant on behalf of Jane Pirolo, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 41 of the Madison County Zoning Ordinance in order to develop a Community Solar facility on site. This is located in an “A” Agricultural District in Olive Township **along W Frontage Road, Staunton**, Illinois, County Board District #3, Current PIN# 08-1-05-10-00-000-011
8. **Hearing Z23-0028** – Petition of BAP Power Corporation, applicant on behalf of Gary L. Fritzsche Trust, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 41 of the Madison County Zoning Ordinance in order to develop a Community Solar facility on site. This is located in an “A” Agricultural District in Omphghent Township **along Possum Hill Road and Bowles Street, Worden**, Illinois, County Board District #3, PIN# 12-1-04-36-00-000-006

#### **7. Citizens Wishing to Address the Zoning Board of Appeals**

#### **8. Unfinished Business**

#### **9. New Business**

1. Z22-0041 – Petition of Vicki Daggett
2. Z23-0022 – Petition of Candy and Michael Spraggs
3. Z23-0023 – Petition of Sonia Reveles
4. Z23-0024 – Petition of Prairie Fire Protection District
5. Z23-0025 – Petition of Brian and Samantha Dale
6. Z23-0026 – Petition of John Barry Julian
7. Z23-0027 – Petition of ESP Solar, LLC, on behalf of Jane Pirolo
8. Z23-0028 – Petition of BAP Power Corporation, on behalf of Gary L. Fritzsche Trust

#### **10. Zoning Coordinator’s Report**

#### **11. Adjournment**