



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
May 24, 2022 at 5:00 p.m.**

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 – April 26, 2022

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z22-0027** – Petition of Mike Moniger of Moniger Excavating Co., Inc., owner of record, requesting a zoning map amendment in order to rezone a 4.54 acre tract of land from “PD” Planned Development District to “B-4” Wholesale Business District. This is located in Fort Russell Township at **5965 State Route 140, Moro, Illinois, County Board District #5, PIN# 15-1-09-09-04-401-011**
2. **Hearing Z22-0029** – Petition of Steven Taylor and Kaitlyn Bryan, owners of record, requesting a Special Use Permit as per §93.025, Section G, Items 18 and 20 of the Madison County Zoning Ordinance in order to keep bees, 2 goats, and 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 Collinsville Township at **57 Odom Drive, Collinsville, Illinois, County Board District #25, PIN# 13-2-21-16-02-201-007**
3. **Hearing Z22-0030** – Petition of Nic Frey, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to place a mobile home on site for the occupancy of Nic Frey and family for a period not to exceed 5 years. This is located in an “A” Agricultural District in Marine Township at **10115 Lower Marine Road, Marine, Illinois, County Board District #4, PIN# 06-1-17-29-00-000-012.003**
4. **Hearing Z22-0032** – Petition of Mark and Donna Sanders, owners of record, 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 2 feet from the east property line instead of the required 10 feet. This is located in an “R-3” Single-Family Residential District in Jarvis Township at **8411 Steelecrest Lane, Troy, Illinois, County Board District #2, PIN# 09-2-22-15-13-301-021**
5. **Hearing Z22-0033** – Petition of James Radcliffe, owner of record with Patricia Radcliffe, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct an accessory structure in the front yard setback area. This is located in an “R-1” Single-Family Residential District in Pin Oak Township at **2635 Staunton Road, Troy, Illinois, County Board District #24,**

PIN# 10-2-16-33-12-201-003

6. **Hearing Z22-0034** – Petition of Danielle Trask, owner of record with Joey Muscarella, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to place a mobile home on site for the occupancy of Danielle Trask and family for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Chouteau Township at **1930 Roberta Avenue, Granite City**, Illinois, County Board District #21, PIN# 18-2-14-29-04-401-012
7. **Hearing Z22-0035** – Petition of Colby Schrupf, applicant on behalf of Frey Properties of Highland, LLC, owner of record, requesting a Special Use Permit as per §93.035, Section D, Item 1 of the Madison County Zoning Ordinance in order to construct a helicopter hangar and heliport on site for the storage of St. Joseph’s Hospital’s helicopter. This is located in an “M-2” General Manufacturing District in St. Jacob Township **along Ellis Road, St. Jacob**, Illinois, County Board District #4, PIN# 05-1-23-08-00-000-008.002
8. **Hearing Z22-0037** – Petition of Andrew Jones, Jr., applicant on behalf of Southwestern Electric Cooperative, Inc., owner of record, requesting a zoning map amendment to rezone the 0.5 acre tract from “A” Agricultural District to “PD” Planned Development District in order to operate a bitcoin mining facility utilizing power from the existing electrical substation on site. This is located in Marine Township at **4772 State Route 4, Alhambra**, Illinois, County Board District #4, PIN# 06-1-17-05-00-000-007.002

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z22-0027 – Petition of Mike Moniger
2. Z22-0029 – Petition of Steven Taylor and Kaitlyn Bryan
3. Z22-0030 – Petition of Nic Frey
4. Z22-0032 – Petition of Mark and Donna Sanders
5. Z22-0033 – Petition of James Radcliffe
6. Z22-0034 – Petition of Danielle Trask
7. Z22-0035 – Petition of Colby Schrupf and Frey Properties of Highland, LLC
8. Z22-0037 – Petition of Andrew Jones, Jr., and Southwestern Electric Cooperative, Inc.

10. Zoning Coordinator’s Report

11. Adjournment