



Madison County Government  
**Building & Zoning Department**

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**Kurt Prenzler, CPA**  
County Board Chairman

**Agenda**

**Madison County Zoning Board of Appeals Meeting  
October 24, 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 – September 26, 2023**

**4. Overview of Zoning Petitions**

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

**6. Zoning Hearings**

1. **Hearing Z23-0045** – Petition of Loretta Dooley, 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 place a single-wide mobile home on site for the occupancy of Loretta Dooley and family for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Fort Russell Township **along Sunset Drive, Bethalto**, Illinois, County Board District #14, PIN# 15-2-09-08-02-207-023
2. **Hearing Z23-0059** – Petition of Benjamin Brigman, owner of record with Karisa Brigman, requesting a variance as per §93.023, Section C, Item 3, Subsection (a) of the Madison County Zoning Ordinance in order to construct a pond that will be 90 feet from a dwelling on an adjacent lot to the east, and 150 feet from a dwelling on an adjacent lot to the west, instead of the required 250 feet. This is located in an “A” Agricultural District in Foster Township at **4571 Kaleb Ct, Bethalto**, Illinois, County Board District #5, PIN# 20-2-02-25-18-301-008
3. **Hearing Z23-0060** - Petition of Aaron Gelly, owner of record with Bonnie Gelly, requesting a zoning map amendment to rezone the approximately 73.22 acre tract of land from “R-2” Single-Family Residential District to “A” Agricultural District. This is located in Helvetia Township at **13240 Plocher Way, Highland**, Illinois, County Board District #1, PIN# 01-1-24-10-00-000-001
4. **Hearing Z23-0061** - Petition of Mark and Kimbereley Kaufman, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to continue placement of a single-wide mobile home on site for the occupancy of Mark and Kimbereley Kaufman for a period not to exceed 5 years. This is located in an “A” Agricultural District in Alhambra Township at **10360 Oaks Road, Alhambra**, Illinois, County Board District #3, PIN# 07-1-11-20-00-000-017.002
5. **Hearing Z23-0062** - Petition of Jeffrey and Judith Hurst, owners of record, requesting a Special Use Permit as per §93.034, Section D, Item 8 of the Madison County Zoning Ordinance in order to construct a single-family

dwelling. This is located in an “M-1” Limited Manufacturing District in Chouteau Township at **3737 Wanda Road, Edwardsville**, Illinois, County Board District #21, PIN# 18-1-14-13-00-000-010

6. **Hearing Z23-0064** - Petition of Jack Dearborn and Kathy Lowry, applicants on behalf of CJD Real Estate, Inc., owners 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 Jack Dearborn and Kathy Lowry for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Wood River Township at **1313 1<sup>st</sup> Street, Cottage Hills**, Illinois, County Board District #5, PIN# 19-2-08-03-04-405-023
7. **Hearing Z23-0065** - Petition of Mallory Stoner and Ty Weber, 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 new single-family dwelling that will be 25 feet from the south property line instead of the required 50 feet. This is located in an “A” Agricultural District in Fort Russell Township at **7084 North State Route 159, Moro**, Illinois, County Board District #5, PIN# 15-1-09-03-00-000-004.005
8. **Hearing Z23-0066** - Petition of Alyssa Maronie, 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 Alyssa Maronie for a period not to exceed 5 years. This is located in an “R-4” Residential Single-Family District in Wood River Township at **1434 8<sup>th</sup> Street, Cottage Hills**, Illinois, County Board District #5, PIN# 19-2-08-03-02-207-008
9. **Hearing Z23-0067** - Petition of Brian Welsh, owner of record with Heather Hey, requesting a zoning map amendment to rezone the approximately 9.98 acre tract of land from “M-1” Limited Manufacturing District to “A” Agricultural District. This is located in Wood River Township at **3098 Harris Lane, Alton**, Illinois, County Board District #5, PIN# 19-1-08-05-00-000-018.002
10. **Hearing Z23-0069** - Petition of Frey Properties of Highland, LLC, owner of record, requesting a zoning map amendment to rezone the approximately 1.01 acre tract of land from “M-2” General Manufacturing District to “B-2” General Business District. This is located in St. Jacob Township at **10077 Ellis Road, St. Jacob**, Illinois, County Board District #4, PIN# 05-2-23-08-00-000-012

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

## **8. Unfinished Business**

## **9. New Business**

1. Z23-0045 – Petition of Loretta Dooley
2. Z23-0059 – Petition of Benjamin & Karisa Brigman
3. Z23-0060 – Petition of Aaron & Bonnie Gelly
4. Z23-0061 – Petition of Mark & Kimbereley Kaufman
5. Z23-0062 – Petition of Jeffrey & Judith Hurst
6. Z23-0064 – Petition of Jack Dearborn & Kathy Lowry, on behalf of CJD Real Estate, Inc.
7. Z23-0065 – Petition of Mallory Stoner & Ty Weber
8. Z23-0066 – Petition of Alyssa Maronie
9. Z23-0067 – Petition of Brian Welsh & Heather Hey
10. Z23-0069 – Petition of Frey Properties of Highland, LLC

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

## **11. Adjournment**