



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 25, 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 – September 27, 2022

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z22-0065** – Petition of Allen Williams, 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 Allen Williams for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Nameoki Township at **1605 Union Avenue, Granite City, Illinois**, County Board District #21, PIN# 17-2-20-05-12-201-005
2. **Hearing Z22-0072** – Petition of Jose Raymundo Vega Berlanga and Maria Luisa Magana Avalos, 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 single-wide mobile home on site for the occupancy of Luis Campos 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 **3116 Princeton Avenue, Collinsville, Illinois**, County Board District #16, PIN# 17-2-20-36-03-308-026
3. **Hearing Z22-0073** – Petition of Midwest Power Partners, 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 project on site. This is located in an “A” Agricultural District in Olive Township at **9177 W Frontage Road, Staunton, Illinois**, County Board District #3, PIN# 08-1-05-10-00-000-011
4. **Hearing Z22-0074** – Petition of Danielle Mitchell, 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 Danielle Mitchell 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 **3104 Princeton Avenue, Collinsville, Illinois**, County Board District #16, PIN# 17-2-20-36-03-308-023
5. **Hearing Z22-0077** – Petition of ESP Solar, LLC, 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 project on site. This is located in an “A” Agricultural District in Omphgent Township at **8707 Church Road, Worden**, Illinois, County Board District #3, PIN# 12-1-04-35-00-000-025

6. **Hearing Z22-0078** – Petition of Helmsing Development Group of Highland, LLC, owner of record, requesting a zoning map amendment to rezone 5.15 acres of an “M-1” Limited Manufacturing District and 3 acres of an “A” Agricultural District to a “PD” Planned Development District in order to continue operating the existing specialty trailer manufacturing business on site. This is located in Saline Township at **13480 US Highway 40, Highland**, Illinois, County Board District #4, PIN# 02-1-18-22-00-000-011.002

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z22-0065 – Petition of Allen Williams
2. Z22-0072 – Petition of Jose Raymundo Vega Berlanga and Maria Luisa Magana Avalos
3. Z22-0073 – Petition of Midwest Power Partners, LLC, on behalf of Jane Pirolo
4. Z22-0074 – Petition of Danielle Mitchell
5. Z22-0077 – Petition of ESP Solar, LLC, on behalf of Gary L. Fritzsche Trust
6. Z22-0078 – Petition of Helmsing Development Group of Highland, LLC

10. Zoning Coordinator’s Report

11. Adjournment