



Madison County Government
Building & Zoning Department

Administrator Chris Doucleff
Madison County Administration Building
157 N. Main Street Suite 254 · Edwardsville, IL 62025-1964
Phone (618) 692-7040 ext. 4468
E-Mail zoning@co.madison.il.us

Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
November 22, 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 – October 25, 2022

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z22-0076** – Petition of Manuel Romero, 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 Guadalupe Torres 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 **3110 Princeton Avenue, Collinsville, Illinois, County Board District #16, PIN# 17-2-20-36-03-308-024**
2. **Hearing Z22-0079** – Petition of Nallely Barboza-Barron, 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 Jose A. Barbosa and family for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Collinsville Township at **1712 California Avenue, Collinsville, Illinois, County Board District #29, PIN# 13-2-21-23-04-401-017**
3. **Hearing Z22-0080** – Petition of Ryan High, applicant on behalf of Big Land Sky Company, LLC, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 39 of the Madison County Zoning Ordinance in order to have a Reception Venue on site. This is located in an “A” Agricultural District in Fort Russell Township at **7118 Fields Drive, Moro, Illinois, County Board District #5, PIN# 15-1-09-04-00-000-011.010**
4. **Hearing Z22-0081** – Petition of Kirk Chapman, owner of record, requesting a zoning map amendment to rezone the 4.89 acre dual-zoned tract of land from “B-1” Limited Business District and “B-3” Highway Business District to “M-2” General Manufacturing District in order to have a Motor Freight Terminal on site. This is located in Chouteau Township at **3140 West Chain of Rocks Road, Granite City, Illinois, County Board District #21, PIN# 18-1-14-29-04-402-017**
5. **Hearing Z22-0082** – Petition of Michael and Diane Bell, owners of record, 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 165 feet from a dwelling on an adjacent lot instead of the required 250 feet. This is located in

an "A" Agricultural District in Foster Township at **7719 Bethalto Road, Bethalto**, Illinois, County Board District #5, PIN# 20-2-02-25-00-000-030

6. **Hearing Z22-0083** – Petition of John Barry Julian and Gayvonna Francine Julian, owners of record, requesting a zoning map amendment to rezone approximately 80 acres of a dual-zoned lot from "R-1" Single-Family Residential District to "A" Agricultural District. This is located in Foster Township at **1705 Seiler Road, Alton**, Illinois, County Board District #7, PIN# 20-1-02-18-00-000-003
7. **Hearing Z22-0084** – Petition of Fata Celebic, owner of record, requesting a zoning map amendment to rezone the approximately 8.27 acre tract of land from "A" Agricultural District to "PD" Planned Development District in order to continue operating the existing slaughterhouse on site. This is located in Leef Township at **13712 Meffert Road, Pocahontas**, Illinois, County Board District #3, PIN# 03-1-12-23-00-000-002.006

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z22-0076 – Petition of Manuel Romero
2. Z22-0079 – Petition of Nallely Barboza-Barron
3. Z22-0080 – Petition of Ryan High, on behalf of Big Land Sky Company, LLC
4. Z22-0081 – Petition of Kirk Chapman
5. Z22-0082 – Petition of Michael and Diane Bell
6. Z22-0083 – Petition of John Barry Julian and Gayvonna Francine Julian
7. Z22-0084 – Petition of Fata Celebic

10. Zoning Coordinator's Report

11. Adjournment