



Madison County Government  
**Building & Zoning Department**

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**Kurt Prenzler, CPA**  
County Board Chairman

**Agenda**

**Madison County Zoning Board of Appeals Meeting  
November 23, 2021 at 5:00 p.m.**

**A. Call of Meeting to Order**

**B. Roll Call**

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

**C. Approval of Minutes – October 26, 2021**

**D. Overview of Zoning Petitions**

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

**F. Zoning Hearings**

1. **Hearing Z21-0070** – Petition of Ronda Vallery, 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 Leanna Smith and family for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Wood River Township at **511 North Stanley Road, Cottage Hills, Illinois, County Board District #13, PIN# 19-2-08-03-04-401-026**
2. **Hearing Z21-0077** – Petition of Amanda Abernathy, owner of record, requesting a variance as per §93.080, Section E of the Madison County Zoning Ordinance for an existing 6 foot tall solid-type fence located in the front yard setback area, where fences are required to be at least 50% open and a maximum of 4 feet tall. This is located in an “R-3” Single-Family Residential District in Collinsville Township at **2381 Keebler Road, Collinsville, Illinois, County Board District #25, PIN# 13-2-21-16-02-202-023**
3. **Hearing Z21-0078** – Petition of Amy Voborsky, owner of record with Greg Voborsky, requesting a Special Use Permit as per §93.023, Section D, Items 28 and 35 of the Madison County Zoning Ordinance in order to operate a Sales Yard for wholesale and retail sale of flowers, as well as a Type “B” Home Occupation for flower arrangement workshops on site. This is located in an “A” Agricultural District in Collinsville Township at **1153 Frontage Road, Collinsville, Illinois, County Board District #25, PIN# 13-1-21-21-00-000-030**
4. **Hearing Z21-0079** – Petition of Kinnarkumar Patel, applicant on behalf of Anne and Gary Mordis, owners of record, requesting a Special Use Permit as per §93.029, Section D, Item 2 of the Madison County Zoning Ordinance in order to operate an Eating and Drinking Establishment in the existing structure on site. This is located in a “B-1” Limited Business District in Nameoki Township at **3125 Fairmont Avenue, Collinsville, Illinois, County Board District #23, PIN# 17-2-20-36-03-309-040**

**G. Citizens Wishing to Address the Zoning Board of Appeals**

**H. Unfinished Business**

**I. New Business**

1. Z21-0070 – Petition of Ronda Vallery
2. Z21-0077 – Petition of Amanda Abernathy
3. Z21-0078 – Petition of Amy Voborsky
4. Z21-0079 – Petition of Kinnarkumar Patel and Anne and Gary Mordis

**J. Zoning Coordinator's Report**

**K. Adjournment**