



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 28, 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 – October 24, 2023**

**4. Overview of Zoning Petitions**

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

**6. Zoning Hearings**

1. **Hearing Z23-0068** – Petition of Steven Coad, applicant on behalf of Hay Creek Real Estate, LLC., owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 10 of the Madison County Zoning Ordinance in order to continue operating the existing airport on site. This is located in an “A” Agricultural District in St. Jacob Township at **9810 Beacon Street, St. Jacob**, Illinois, County Board District #4, PIN# 05-1-23-06-00-000-008.005
2. **Hearing Z23-0071** – Petition of Terri Koss, 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 double-wide mobile home on site for the occupancy of Terri Koss and family for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Wood River Township at **650 Wood River Avenue, Cottage Hills**, Illinois, County Board District #14, PIN# 19-2-08-10-02-202-006
3. **Hearing Z23-0072** - Petition of Loretta Cox, 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 Cox for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Chouteau Township at **1221 Franko Lane, Granite City**, Illinois, County Board District #21, PIN# 18-1-14-22-00-000-007
4. **Hearing Z23-0073** - Petition of Felicia Kirkwood, owner of record with Christopher Kirkwood, 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 Felicia Kirkwood 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 **1418 2<sup>nd</sup> Street, Cottage Hills**, Illinois, County Board District #5, PIN# 19-2-08-03-04-405-008
5. **Hearing Z23-0074** - Petition of Terri Simpson, owner of record with James Page and Jacqueline Page, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to

have an accessory structure in the front yard setback area. This is located in an “R-3” Single-Family Residential District in Fort Russell Township at **508 Sunset Drive, Moro**, Illinois, County Board District #14, PIN# 15-2-09-08-02-210-005

6. **Hearing Z23-0075** - Petition of Mary Rudy, 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 Mary Rudy for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Chouteau Township at **5012 Lakeview Drive, Granite City**, Illinois, County Board District #16, PIN# 18-2-14-34-19-402-012

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

**8. Unfinished Business**

**9. New Business**

1. Z23-0068 – Petition of Steven Coad, on behalf of Hay Creek Real Estate, LLC.
2. Z23-0071 – Petition of Terri Koss
3. Z23-0072 – Petition of Loretta Cox
4. Z23-0073 – Petition of Felicia Kirkwood
5. Z23-0074 – Petition of Terri Simpson
6. Z23-0075 – Petition of Mary Rudy

**10. Zoning Coordinator’s Report**

**11. Adjournment**