



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
December 13, 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 – November 22, 2022

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z22-0085** – Petition of Vidal Huitron, 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 Mireya and Alberto Villegas 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 **3321 Amherst Avenue, Collinsville, Illinois**, County Board District #16, PIN# 17-2-20-36-03-302-010
2. **Hearing Z22-0087** – Petition of Terry Bernaix, applicant on behalf of IPX 4434 SIU Northern Access Rd, LLC, owner of record, requesting a zoning map amendment to rezone the approximately 16.28 acre tract of land from “R-1” Single-Family Residential District to “A” Agricultural District. This is located in Edwardsville Township at **4434 SIU Northern Access Road, Edwardsville, Illinois**, County Board District #18, PIN# 14-1-15-04-00-000-027
3. **Hearing Z22-0088** – Petition of Mary Miks, 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 Gregory Miller for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Chouteau Township at **5003 Lewis Street, Granite City, Illinois**, County Board District #21, PIN# 18-2-14-33-03-301-016
4. **Hearing Z22-0089** – Petition of Tracy Wellen, applicant on behalf of Health Sourcer, LLC, owner of record, requesting variances as per §93.025, Section C, Items 3 and 4 of the Madison County Zoning Ordinance for a single-family dwelling currently under construction that is 30 feet from the south property line instead of the required 40 feet and 6 feet from the west property line instead of the required 15 feet. This is located in an “R-2” Single-Family Residential District in Pin Oak Township at **8401 Jade Lane, Edwardsville, Illinois**, County Board District #11, PIN# 10-2-16-15-00-000-036

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z22-0085 – Petition of Vidal Huitron
2. Z22-0087 – Petition of Terry Bernaix, on behalf of IPX 4434 SIU Northern Access Rd, LLC
3. Z22-0088 – Petition of Mary Miks
4. Z22-0089 – Petition of Tracy Wellen, on behalf of Health Sourcer, LLC

10. Zoning Coordinator's Report

11. Adjournment