



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
February 21, 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 – January 24, 2023

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z23-0001** – Petition of Ana K. Flores Garcia, owner of record with Gloria Flores Garcia, 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 Ana K. Flores Garcia and Gloria Flores Garcia for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Nameoki Township at **3214 Yale Avenue, Collinsville, Illinois**, County Board District #16, PIN# 17-2-20-36-03-302-033
2. **Hearing Z23-0012** – Petition of Dustin Voegele, owner of record with Ann Corcoran, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a new single-family dwelling that will be 30 feet from the north property line instead of the required 50 feet. This is located in an “A” Agricultural District in Marine Township at **10247 Gilomen Road, Marine, Illinois**, County Board District #4, PIN# 06-1-17-08-00-000-007.002
3. **Hearing Z23-0013** – Petition of Quentin Downing, applicant on behalf of Frances Shirrell, owner of record, requesting a variance as per §93.023, Section B, Item 1, Subsection (a) of the Madison County Zoning Ordinance in order to subdivide the property into two lots, with one lot having only 25 feet of property width at the front yard setback line instead of the required 150 feet. This is located in an “A” Agricultural District in Foster Township at **2258 Seiler Road, Alton, Illinois**, County Board District #5, PIN# 20-1-02-16-00-000-014.006
4. **Hearing Z23-0014** – Petition of Nicole Peacher, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep goats and chickens on site and a variance in order to have 10 chickens instead of the maximum 5 allowed. This is located in an “R-3” Single-Family Residential District in Foster Township at **4767 Fosterburg Road, Alton, Illinois**, County Board District #5, PIN# 20-1-02-14-03-305-006

5. **Hearing Z23-0015** – Petition of Joshua Vaughan, owner of record with Sarah Vaughan, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a new single-family dwelling that will be 40 feet from the north and south property lines instead of the required 50 feet. This is located in an “A” Agricultural District in Helvetia Township at **13261 Lee Road, Trenton, Illinois, County Board District #1, PIN# 01-2-24-34-00-000-031**

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z23-0001 – Petition of Ana K. Flores Garcia
2. Z23-0012 – Petition of Dustin Voegele
3. Z23-0013 – Petition of Quentin Downing, on behalf of Frances Shirrell
4. Z23-0014 – Petition of Nicole Peacher
5. Z23-0015 – Petition of Joshua Vaughan

10. Zoning Coordinator’s Report

11. Adjournment