

**Madison County Zoning Board of Appeals Meeting Minutes**  
**Tuesday, February 9, 2021 at 5:00 p.m.**  
**Virtual Meeting via GoToMeeting & In-Person in the County Board Room**

**Members Present:** Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Sharon Sherrill

**Members Absent:** None.

**A. Call to Order**

Don Metzler called the meeting to order at 5:00 p.m. and conducted roll call.

**B. Approval of Minutes**

Chairman Metzler asked for a motion to approve the meeting minutes from December 8, 2020. Nicholas Cohan made a motion to approve. Seconded by Sharon Sherrill. All ayes. Motion approved.

**C. Overview of Zoning Petitions and Staff Review**

Breana Buncher, Planning Coordinator, gave a brief overview of the two zoning petitions and provided staff review.

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

Don Metzler explained hearing procedures to meeting attendees and swore in staff members and all parties wishing to address the Board.

**E. Zoning Hearings**

The Zoning Board of Appeals conducted the zoning hearings on the two agenda items. *Please see the attached Findings of Facts for a summary of each zoning hearing and public comment.*

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

*Please see the attached Findings of Facts for a summary of each zoning hearing and public comment.*

**G. Unfinished Business**

None

**H. New Business**

1. **Hearing Z21-0001**– Petition of Manuel Del Rio, 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 site for the occupancy of Rigoberto Murillo and Luis Padilla for a period not to exceed 5 years. This voids SUP Z16-0043. This is located in an "R-4" Single-Family Residential District in Nameoki Township at **3212 Yale Avenue, Collinsville, Illinois**, County Board District #23, PIN# 17-2-20-36-03-302-032. A **motion** was made by Sharon Sherrill and **seconded** by George Ellis that the petition of Manuel Del Rio be as follows: **Approved with conditions.** Roll-call vote. **Ayes** to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Sharon Sherrill. **Nays** to the motion: None. Motion passes.
2. **Hearing Z21-0003** – Petition of Jason Moerlien, owner of record with Cheryl Moerlien, requesting a zoning map amendment to rezone a 5.9 acre tract of land from "R-1" Single-Family Residential District to "A" Agricultural District. This is located in Fort Russell Township at **6420 Miller Drive, Edwardsville, Illinois**, County Board District #24, PIN# 15-2-09-26-01-101-002. A **motion** was made by Mary Goode and **seconded** by Nicholas Cohan that the petition of Jason Moerlien be postponed until the next ZBA meeting in order to the existing violations to be addressed. Roll-call vote. **Ayes** to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Sharon Sherrill. **Nays** to the motion: None. Motion passes.
3. **Hearing Z21-0004** – Petition of James Holmes, owner of record with Lisa Holmes, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to have chickens on site. This is located in an "R-3" Single-Family Residential District in Chouteau Township at **5180 Nameoki Road, Granite City, Illinois**, County Board District #16, PIN# 18-1-14-33-04-401-004. A **motion** was made by Thomas Ambrose and **seconded** by Mary Goode that the petition of James Holmes be as follows: **Approved with conditions.** Roll-call

vote. **Ayes** to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Sharon Sherrill. **Nays** to the motion: None. Motion passes.

**I. Planning Coordinator's Report**

None.

**J. Adjournment**

George Ellis made a motion to adjourn the meeting. Seconded by Sharon Sherrill. Voice-vote. All ayes. Motion approved. Meeting adjourned.

**Madison County Zoning Board of Appeals**  
**February 9, 2021 Findings of Fact and Recommendations**

Don Metzler, Chairman, called the meeting to order at 5:00 p.m. on GoToMeeting Virtual Meeting & Madison County Board Room

**Members Present:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Don Metzler, and Sharon Sherrill

**Members Absent:** None

The Board of Appeals, established by the Chairman and the Board of Supervisors and provided for under the terms of the Madison County Zoning Ordinance, 1963 and all subsequent amendments and revisions thereto does hereby submit the Reports and Recommendations on the following:

**File Z21-0001**– Petition of Manuel Del Rio (Nameoki Township)

**File Z21-0004** – Petition of James Holmes (Chouteau Township)

## **Finding of Fact and Recommendations**

### **Hearing File Z21-0001**

Petition of Manuel Del Rio, 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 site for the occupancy of Rigoberto Murillo and Luis Padilla for a period not to exceed 5 years. This voids SUP Z16-0043. This is located in an "R-4" Single-Family Residential District in Nameoki Township at 3212 Yale Avenue, Collinsville, Illinois, County Board District #23, PIN# 17-2-20-36-03-302-032

**Members Present:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Don Metzler and Sharon Sherrill

**Members Absent:** None

A **motion** was made by Sharon Sherrill and **seconded** by George Ellis that the petition of Manuel Del Rio be as follows:  
**Approved with conditions.**

1. This Special Use Permit is granted for the sole usage of Rigoberto Murillo and Luis Padilla for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Rigoberto Murillo and Luis Padilla occupy the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new special use permit once Rigoberto Murillo and Luis Padilla vacate the structure

**The Finding of Fact of the Board of Appeals:** **I.** The zoning file, Comprehensive Plan, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Manuel Del Rio, applicant, stated that he is requesting a special use permit to continue to place his mobile home on the property; **VI.** Nicholas Cohan, ZBA member, asked if he wanted to live there and he said he is renting it out; **VII.** Mary Goode, ZBA member, asked if there are inspections and Chris Doucleff indicated that the County does not do occupancy inspections. Chris Doucleff said that they were in violation this fall for their existing private sewage system but it was replaced.

Roll-call vote.

**Ayes to the motion:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Don Metzler, and Sharon Sherrill

**Nays to the motion:** None

Whereupon the Chairman declared the motion duly adopted.

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Chairman, Madison County Zoning Board of Appeals

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Secretary, Zoning Administrator

## **Finding of Fact and Recommendations**

### **Hearing File Z21-0004**

Petition of James Holmes, owner of record with Lisa Holmes, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to have chickens on site. This is located in an "R-3" Single-Family Residential District in Chouteau Township at 5180 Nameoki Road, Granite City, Illinois, County Board District #16, PIN# 18-1-14-33-04-401-004

**Members Present:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Don Metzler, and Sharon Sherrill

**Members Absent:** None

A **motion** was made by Thomas Ambrose and **seconded** by Mary Goode that the petition of James Holmes be as follows:

#### **Approved with conditions.**

1. This Special Use Permit is granted for the sole usage of James Holmes and family. Any change of tenant or ownership will void the Special Use Permit.
2. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
3. The owner's/applicant's failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the chickens, chicken coop, and chicken run.

**The Finding of Fact of the Board of Appeals:** **I.** The zoning file, Comprehensive Plan, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** James Holmes, applicant, said they are requesting to have the five chickens on his property.

Roll-call vote.

**Ayes to the motion:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Don Metzler, and Sharon Sherrill

**Nays to the motion:** None

Whereupon the Chairman declared the motion duly adopted.

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Chairman, Madison County Zoning Board of Appeals

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Secretary, Zoning Administrator