



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
March 22, 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 – February 22, 2022

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z22-0015** – Petition of Larry Taylor, owner of record with Dina Taylor, requesting a variance as per §93.051, Section A, Item C of the Madison County Zoning Ordinance in order to construct an accessory structure in the front yard setback area. This is located in an “R-1” Single-Family Residential District in Omphghent Township at **7303 Prairietown Road, Worden, Illinois**, County Board District #3, PIN# 12-2-04-31-03-301-039
2. **Hearing Z22-0016** – Petition of Anne Mordis, owner of record, requesting a zoning map amendment to rezone three tracts of land totaling approximately 0.7 acres from “R-4” Single-Family Residential District to “B-1” Limited Business District. This is located in Nameoki Township at **100 Joe Street, Collinsville, Illinois**, County Board District #16, PIN#s 17-2-20-36-04-405-016, 17-2-20-36-04-405-015, and 17-2-20-36-04-405-014
3. **Hearing Z22-0017** – Petition of Mark Dowdy of Sandmark Properties, LLC, owner of record, requesting to rezone the approximately 0.7 acre tract from “B-4” Wholesale Business District to “B-2” General Business District. Also requesting Special Use Permits as per §93.030, Section D, Items 1 and 11 of the Madison County Zoning Ordinance in order to operate a coffee shop with drive-up window on site. This is located in Moro Township at **7301 Saint James Drive, Edwardsville, Illinois**, County Board District #5, PIN# 16-2-03-35-20-401-010
4. **Hearing Z22-0018** – Petition of Shannon O’Guinn, 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 Shannon O’Guinn and Joseph Yon for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Wood River Township at **201 Edwards Street, Cottage Hills, Illinois**, County Board District #13, PIN# 19-2-08-11-03-305-002
5. **Hearing Z22-0019** – Petition of August and Alissa Diericx of AD Square Properties, LLC, owner of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to

place a building on site that would be 38 feet from the north property line and 20 feet from the south property line instead of the required 50 feet. This is located in an "A" Agricultural District in Alhambra Township **along Ullman Road, Alhambra**, Illinois, County Board District #3, PIN# 07-1-11-17-00-000-015

6. **Hearing Z22-0020** – Petition of Travis Isreal, owner of record with Shelley Isreal, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to have goats and chickens on site and a variance in order to have 20 chickens instead of the maximum 5 allowed. Also 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 50% open and a maximum of 4 feet tall. This is located in an "R-3" Single-Family Residential District in Chouteau Township at **5623 Old Alton Road, Granite City**, Illinois, County Board District #21, PIN# 18-1-14-27-00-000-009

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z22-0015 – Petition of Larry Taylor
2. Z22-0016 – Petition of Anne Mordis
3. Z22-0017 – Petition of Mark Dowdy
4. Z22-0018 – Petition of Shannon O'Guinn
5. Z22-0019 – Petition of August and Alissa Diericx
6. Z22-0020 – Petition of Travis Isreal

10. Zoning Coordinator's Report

11. Adjournment