



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
April 26, 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 – March 22, 2022

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z22-0021** – Petition of Steven and Lindsey Naylor, owners of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (b) of the Madison County Zoning Ordinance in order to construct an accessory building that would be 5 feet from the west property line instead of the required 15 feet. This is located in an “A” Agricultural District in Foster Township at **8420 Paradise Key, Alton, Illinois**, County Board District #5, PIN# 20-2-02-22-00-000-071
2. **Hearing Z22-0022** – Petition of Jimmy Dean Harrison, Jr., owner of record, requesting a zoning map amendment in order to rezone a 5.91 acre tract of land from “R-3” Single-Family Residential District to “B-5” Planned Business District in order to store commercial materials and equipment on the property with his home. This is located in Wood River Township at **1250 14th Street, Cottage Hills, Illinois**, County Board District #5, PIN# 19-2-08-03-02-209-045
3. **Hearing Z22-0023** – Petition of Robert Ruby, owner of record, requesting a variance as per §93.030, Section B, Item 8 of the Madison County Zoning Ordinance in order to construct an addition to an existing auto body shop that would be 3 feet from the south property line instead of the required 10 feet. This is located in a “B-2” General Business District in Wood River Township at **200 North Center Street, East Alton, Illinois**, County Board District #13, PIN# 19-2-08-14-01-108-002
4. **Hearing Z22-0025** – Petition of Zachary Hartnagel, owner of record with Amber Hartnagel, requesting a variance as per §93.025, Section D, Item 4 of the Madison County Zoning Ordinance in order to construct an attached garage addition that will be 6.5 feet from the east property line instead of the required 10 feet. This is located in an “R-3” Single-Family Residential District in Moro Township at **2086 Castle Drive, Edwardsville, Illinois**, County Board District #5, PIN# 16-2-03-36-04-408-054
5. **Hearing Z22-0026** – Petition of Lincon Properties LLC, applicant on behalf of Cole Hunter, owner of record, requesting a variance as per §93.051, Section A, Item 2, Subsection (a) of the Madison County Zoning Ordinance in order to construct an accessory building with a height of 30 feet instead of the maximum 25

feet. This is located in an “A” Agricultural District in Moro Township at **7526 Lake James Drive, Edwardsville, Illinois, County Board District #5, PIN# 16-2-03-35-02-201-007**

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z22-0021 – Petition of Steven and Lindsey Naylor
2. Z22-0022 – Petition of Jimmy Dean Harrison, Jr.
3. Z22-0023 – Petition of Robert Ruby
4. Z22-0025 – Petition of Zachary Hartnagel
5. Z22-0026 – Petition of Lincon Properties, LLC, & Cole Hunter

10. Zoning Coordinator’s Report

11. Adjournment