



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 27, 2021 at 5:00 p.m.**

**\*VIRTUAL & IN-PERSON MEETING – SEE IMPORTANT DETAILS BELOW\***

**A. Call of Meeting to Order**

**B. Roll Call**

- Don Metzler, Chairperson
- Thomas Ambrose
- Nicholas Cohan
- George Ellis
- Mary Goode
- Sharon Sherrill

**C. Approval of Minutes – March 23, 2021**

**D. Overview of Zoning Petitions**

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

**F. Zoning Hearings**

1. **Hearing Z21-0020**– Petition of Alexander Wilson, 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 double-wide mobile home on site for the occupancy of Alexander Wilson and family for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Nameoki Township at **4257 Division Street, Granite City, Illinois**, County Board District #19, PIN# 17-2-20-03-15-401-001
2. **Hearing Z21-0021**- Petition of Gary Burns, owner of record with Melissa Burns, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a carport that would be 12 feet from a private roadway easement instead of the required 50 feet. This is located in an “A” Agricultural District in Moro Township at **7832 St. James Drive, Moro, Illinois**, County Board District #5, PIN# 16-1-03-25-00-000-001.001
3. **Hearing Z21-0022**- Petition of Codey and McKenzie Terry, owners of record, 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 would be 30 feet from the west property line instead of the required 50 feet. This is located in an “A” Agricultural District in Foster Township at **4401 Wild Flower Road, Bethalto, Illinois**, County Board District #5, PIN# 20-2-02-23-00-000-027
4. **Hearing Z21-0023**- Petition of Ashley Ernst Niemeier, 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 chickens on site. This is located in an “R-3” Single-Family Residential District in Alhambra Township at **6500 Dauderman Road, Alhambra, Illinois**, County Board District #4, PIN# 07-1-11-12-00-000-007

5. **Hearing Z21-0024-** Petition of Herschel and Janet McDowell, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to continue placement of a double-wide mobile home on site for the occupancy of Herschel and Janet McDowell for a period not to exceed 5 years. This is located in an “A” Agricultural District in Olive Township at **11743 Libbra Road, New Douglas**, Illinois, County Board District #4, PIN# 08-1-05-24-00-000-009

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

**H. Unfinished Business**

**I. New Business**

1. Z21-0020– Petition of Alexander Wilson
2. Z21-0021 – Petition of Gary & Melissa Burns
3. Z21-0022- Petition of Codey & McKenzie Terry
4. Z21-0023- Petition of Ashley Ernst Niemeier
5. Z21-0024- Petition of Herschel & Janet McDowell

**J. Planning Coordinator’s Report**

**K. Adjournment**

**\*MEETING DETAILS\***

Due to the COVID-19 pandemic, the Zoning Board of Appeals will hold public hearings at the Madison County Administration Building in the County Board Room located at 157 N. Main Street, Suite 203, Edwardsville, IL and virtually at 5:00pm. All hearings are open to public comment. For those who cannot or do not wish to attend the in-person meeting you may listen-in to the meeting at <https://www.co.madison.il.us/public>. Any public comments and questions from those who cannot or do not wish to attend the in-person meeting must be emailed to Noelle Maxey at [nemaxey@co.madison.il.us](mailto:nemaxey@co.madison.il.us) prior to the meeting and are limited to a three-minute timeframe. Each comment or question will be read during the hearing and will be added to the meeting minutes. Prior to the meeting, any documents related to the hearing will be available for viewing on a table at the entrance to the Building & Zoning office. The meeting packet will be available on the Building & Zoning website prior to the meeting as well.