



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

Madison County Zoning Board of Appeals Meeting
June 27, 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 – May 23, 2023

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z23-0036** – Petition of Spencer Homes, applicant on behalf of Michelle Dyer, owner of record, requesting a variance as per §93.025, Section D, Item 3 of the Madison County Zoning Ordinance in order to construct a new front porch to an existing single-family dwelling that will be 20 feet from the west property line instead of the required 25 feet. This is located in an “R-3” Single-Family Residential District in Moro Township at **1422 Biscay Drive, Edwardsville, Illinois**, County Board District #5, PIN# 16-2-03-25-04-402-003
2. **Hearing Z23-0037** – Petition of Cas Sheppard of Sheppard, Morgan & Schwaab, Inc., applicant on behalf of Karabas Investments, LLC, owner of record, requesting a zoning map amendment to rezone an approximately 8.13 acre tract of land from “A” Agricultural District to “M-1” Limited Manufacturing District in order to operate a tractor trailer storage yard. This is located in Nameoki Township **at the Intersection of Horseshoe Lake Road and Route 111, Granite City, Illinois**, County Board District #20, PIN# 17-1-20-14-00-000-017
3. **Hearing Z23-0038** – Petition of Michael Lowenstein, 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 the property and a variance to have 6 chickens instead of the maximum 5 allowed. Also requesting variances as per §93.100, Section B, Items 5 and 6 for the chicken coop and run to be 5 feet from the north property line instead of the required 20 feet. This is located in an “R-3” Single-Family Residential District in Wood River Township at **340 Westerholdt Street, East Alton, Illinois**, County Board District #13, PIN# 19-2-08-14-03-304-024
4. **Hearing Z23-0039** – Petition of Michael Dudley of CBA Realty, LLC, owner of record, requesting a zoning map amendment to rezone an approximately .32 acre tract of land from “B-1” Limited Business District to “R-3” Single-Family Residential District. This is located in Wood River Township at **100 East Airline Drive, East Alton, Illinois**, County Board District #13, PIN# 19-1-08-15-12-201-022

5. **Hearing Z23-0040** – Petition of Danny and Lynda Watkins, owners of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (d) of the Madison County Zoning Ordinance in order to construct an accessory structure on a corner lot that will be 15 feet from the north property line instead of the required 25 feet. This is located in an “R-3” Single-Family Residential District in Wood River Township at **204 Westerholdt Street, East Alton**, Illinois, County Board District #13, PIN# 19-2-08-14-03-304-007

6. **Hearing Z23-0041** – Petition of Bianca Keys, applicant on behalf of Catherine Steward, owner of record, requesting a Special Use Permit as per §93.029, Section D, Item 2 of the Madison County Zoning Ordinance in order to operate an Eating and Drinking Establishment in the existing building on site. This is located in a “B-1” Limited Business District in Nameoki Township at **217A Roosevelt Street, Madison**, Illinois, County Board District #10, PIN# 17-2-20-31-09-101-001

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z23-0036 – Petition of Spencer Homes, on behalf of Michelle Dyer
2. Z23-0037 – Petition of Cas Sheppard, on behalf of Karabas Investments, LLC
3. Z23-0038 – Petition of Michael Lowenstein
4. Z23-0039 – Petition of Michael Dudley
5. Z23-0040 – Petition of Danny and Lynda Watkins
6. Z23-0041 – Petition of Bianca Keys, on behalf of Catherine Steward

10. Zoning Coordinator’s Report

11. Adjournment