



Madison County Government  
**Building & Zoning Department**

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**Kurt Prenzler, CPA**  
County Board Chairman

**Agenda**

**Madison County Zoning Board of Appeals Meeting  
July 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 – June 22, 2021**

**D. Overview of Zoning Petitions**

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

**F. Zoning Hearings**

1. **Hearing Z21-0029** – Petition of Steve Martin, owner of record with Monica Martin, requesting a variance as per §93.023, Section B, Item 1, Subsection (a) of the Madison County Zoning Ordinance in order to create a new tract of land that would leave the parent parcel with only 75 feet of property width at the front yard setback instead of the required 150 feet of width. This is located in an “A” Agricultural District in Alhambra Township **along Conrad Road, Alhambra**, Illinois, County Board District #4, PIN# 07-1-11-30-00-000-011
2. **Hearing Z21-0039** – Petition of Darrell and Kimberly Goacher, owners 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 Darrell and Kimberly Goacher and family for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Wood River Township at **1317 9<sup>th</sup> Street, Cottage Hills**, Illinois, County Board District #13, PIN# 19-2-08-03-02-205-029
3. **Hearing Z21-0044** – Petition of Nic Frey, owner of record, requesting a zoning map amendment to rezone the approximately 2.8 acre tract of land from “B-3” Highway Business District to “M-2” General Manufacturing District in order to operate a motor freight terminal on site. This is located in Marine Township at the **intersection of Lower Marine Road and State Route 4, Marine**, Illinois, County Board District #4, PIN# 06-2-17-29-00-000-012.004
4. **Hearing Z21-0046** – Petition of Rusty Redman, on behalf of International Union of Operating Engineers, Local 520 JATC, owner of record, requesting two variances as per §93.030, Section B, Items 7 and 9 in order to construct a new training building that will be located on the existing property line, with 50 feet of the structure extending to the west over the property line and 305 feet of the structure extending to the east over the property line. This is located in a “B-2” General Business District in St. Jacob and Jarvis Townships at

**1969 Triad Road, St. Jacob**, Illinois, County Board Districts #4 and #11, PIN#s 05-1-23-07-00-000-001 and 09-1-22-12-00-000-004

5. **Hearing Z21-0048** – Petition of Three Guys, LLC, d/b/a Foundry Public House, on behalf of Holishor Association, Inc., owner of record, requesting a Special Use Permit as per §93.031, Section D, Item 1 of the Madison County Zoning Ordinance in order to operate an eating and drinking establishment in the existing structure on site. This is located in a “B-3” Highway Business District in Moro Township at **2 Holiday Point Parkway, Edwardsville**, Illinois, County Board District #5, PIN# 16-2-03-36-04-402-017
  
6. **Hearing Z21-0049** – Petition of John and Christina Geiler, 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 place a mobile home on site for the occupancy of John and Christina Geiler and family for a period not to exceed 5 years and a variance as per §93.023, Section B, Item 2 in order for the mobile home to be 12 feet from the north property line instead of the required 50 feet. This is located in an “A” Agricultural District in Jarvis Township at the **intersection of Longhi Road and Lebanon Road, Collinsville**, Illinois, County Board District #2, PIN# 09-1-22-31-00-000-002

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

#### **H. Unfinished Business**

#### **I. New Business**

1. Z21-0029 – Petition of Steve and Monica Martin
2. Z21-0039 – Petition of Darrell and Kimberly Goacher
3. Z21-0044 – Petition of Nic Frey
4. Z21-0046 – Petition of Rusty Redman and International Union of Operating Engineers, Local 520 JATC
5. Z21-0048 – Petition of Three Guys, LLC, and Holishor Association, Inc.
6. Z21-0049 – Petition of John and Christina Geiler

#### **J. Zoning Coordinator’s Report**

#### **K. Adjournment**

#### **\*MEETING DETAILS\***

The Zoning Board of Appeals meeting will be held at 5:00pm at the Madison County Administration Building in the County Board Room located at 157 N. Main Street, Suite 203, Edwardsville, IL. All hearings are open to public comment. There will also be a virtual aspect to the meeting for those who cannot or do not wish to attend the in-person meeting. The general public 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) before 4:00pm on the date of 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 minute. The meeting packet will be available on the Building & Zoning website prior to the meeting.