



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
August 23, 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 – July 26, 2022

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z22-0054** – Petition of Wayne Melzer, 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 7 chickens instead of the maximum 5 allowed. Also requesting a variance as per §93.100, Section B, Item 5 for the chicken coop and run to be 8 feet from the rear property line instead of the required 20 feet. This is located in an “R-4” Single-Family Residential District in Chouteau Township at **559 Barkley Street, Granite City, Illinois**, County Board District #21, PIN# 18-2-14-27-04-401-026
2. **Hearing Z22-0057** – Petition of David Wairimu, owner of record, requesting a zoning map amendment to rezone the approximately 16.37 acre tract of land from “R-2” Single-Family Residential District to “PD” Planned Development District. This is located in Edwardsville Township at **2952 Idle Acres Lane, Edwardsville, Illinois**, County Board District #17, PIN# 14-1-15-29-03-301-006
3. **Hearing Z22-0059** – Petition of Scott Cope, applicant on behalf of William and Carolyn Simmons, owners of record, requesting a zoning map amendment to rezone the approximately 0.2 acre tract of land from “R-3” Single-Family Residential District to “B-3” Highway Business District to have used car sales and portable building sales on site. This is located in Wood River Township at **33 W MacArthur Drive, Cottage Hills, Illinois**, County Board District #14, PIN# 19-2-08-11-01-105-032
4. **Hearing Z22-0060** – Petition of Helmsing Development Group Highland, LLC, owner of record, requesting a zoning map amendment to rezone 3 acres of a dual-zoned tract of land from “A” Agricultural District to “M-1” Limited Manufacturing District. This is located in Saline Township at **13480 US Highway 40, Highland, Illinois**, County Board District #4, PIN# 02-1-18-22-00-000-011.002
5. **Hearing Z22-0061** – Petition of Steve and Julie Smith, owners of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to have chickens on site and a variance in order to have 7 chickens instead of the maximum 5 allowed. Also requesting a variance as per §93.100, Section B, Item 5 for the chicken coop and run to be 8 feet from the west property line and 15

feet from the north property line instead of the required 20 feet. This is located in an “R-3” Single-Family Residential District in Foster Township at **2424 Crislisa Drive, Alton**, Illinois, County Board District #5, PIN# 20-2-02-30-03-308-011

6. **Hearing Z22-0062** – Petition of John Cuvar, Jr., owner of record with Thelma Cuvar, requesting a Special Use Permit as per §93.031, Section D, Item 5 of the Madison County Zoning Ordinance in order to replace the existing mobile home on site with a new mobile home for the occupancy of Schelly Cuvar and family for a period not to exceed 5 years. This is located in a “B-3” Highway Business District in Chouteau Township at **3157 W Chain of Rocks Road, Granite City**, Illinois, County Board District #21, PIN# 18-1-14-32-00-000-010
7. **Hearing Z22-0063** – Petition of Benito Saavedra-Basilio, 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 continue placement of a mobile home on site for the occupancy of Benito Saavedra-Basilio and family for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Nameoki Township at **3126 Amherst Avenue, Collinsville**, Illinois, County Board District #16, PIN# 17-2-20-36-03-308-010

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z22-0054 – Petition of Wayne Melzer
2. Z22-0057 – Petition of David Wairimu
3. Z22-0059 – Petition of Scott Cope, on behalf of William and Carolyn Simmons
4. Z22-0060 – Petition of Helmsing Development Group Highland, LLC
5. Z22-0061 – Petition of Steve and Julie Smith
6. Z22-0062 – Petition of John Cuvar, Jr.
7. Z22-0063 – Petition of Benito Saavedra-Basilio

10. Zoning Coordinator’s Report

11. Adjournment