



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
September 27, 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 – August 23, 2022

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z22-0053** – Petition of Dedicated Electric, Inc., owner of record, requesting a zoning map amendment to rezone two parcels totaling approximately 5.59 acres from “R-1” Single-Family Residential District and “B-2” General Business District to “B-4” Wholesale Business District in order to operate an electrical contractor’s office and shop and self-storage facility on site. This is located in Fort Russell Township at **3689 and 3663 Edwardsville Road, Edwardsville, Illinois**, County Board District #14, PIN#s 15-1-09-32-00-000-027 and 15-1-09-32-00-000-027.001
2. **Hearing Z22-0066** – Petition of Camille Townsend, 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 single-wide mobile home on site for the occupancy of James Townsend and family for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Venice Township at the **intersection of Roosevelt Street and Harrison Street, Madison, Illinois**, County Board District #23, PIN# 21-2-19-36-12-204-001.001
3. **Hearing Z22-0070** – Petition of Michael Nicoson, owner of record with Valerie Nicoson, requesting a zoning map amendment to rezone the approximately 4.24 acre tract of land from “R-2” Single-Family Residential District to “A” Agricultural District. This is located in Helvetia Township at **13864 Klaus Lake Road, Highland, Illinois**, County Board District #1, PIN# 01-1-24-11-02-201-035
4. **Hearing Z22-0071** – Petition of Joseph Feyerabend and Denise Carroll, applicants on behalf of James Sendobry, 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 east property line and 5 feet from the north property line instead of the required 20 feet. This is located in an “R-4” Single-Family Residential District in Nameoki Township at **1709 Courtney Boulevard, Granite City, Illinois**, County Board District #21, PIN# 17-2-20-05-16-402-027

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z22-0053 – Petition of Dedicated Electric, Inc.
2. Z22-0066 – Petition of Camille Townsend
3. Z22-0070 – Petition of Michael Nicoson
4. Z22-0071 – Petition of Joseph Feyerabend and Denis Carroll, on behalf of James Sendobry

10. Zoning Coordinator's Report

11. Adjournment