

Madison County Zoning Board of Appeals Meeting Minutes
Tuesday, May 26, 2026 at 5:00 p.m.
County Board Room

Members Present: Mary Goode, Joe Pattan, Bruce Riedle, Curtis Stephens

Members Absent: George Ellis, Sharon Sherrill

A. Call to Order

Curtis Stephens, Chairman Pro Tem, called the meeting to order at 5:00 p.m. and conducted roll call.

B. Approval of Minutes

Chairman Pro Tem Stephens asked for a motion to approve the meeting minutes from April 28, 2026. Mary Goode made a motion to approve. Seconded by Bruce Riedle. Voice-vote. All ayes. Motion approved.

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

Chairman Pro Tem Stephens explained hearing procedures to meeting attendees and swore in staff members and all parties wishing to address the Board.

D. Zoning Petitions

The Zoning Board of Appeals conducted the zoning petitions on the four agenda items.

Please see the attached Findings of Facts for a summary of each zoning hearing and public comment.

E. Citizens Wishing to Address the Zoning Board of Appeals

Please see the attached Findings of Facts for a summary of each zoning hearing and public comment.

F. Unfinished Business

None

G. New Business

1. **Hearing Z26-0047** – Petition of Michael Frazier, owner of record with Rachel Frazier, requesting a zoning map amendment to rezone an approximately 3.47 acre tract of land from “R-2” Single-Family Residential District to “A” Agricultural District. This is located in Ft Russell Township at 4859 Russell Dr, Edwardsville, Illinois, County Board District #14, PIN# 15-1-09-31-03-301-025. A **motion** was made by Mary Goode and **seconded** by Joe Pattan that the petition of Michael Frazier be **Approved**. Roll-call vote. All Ayes. **Motion passes.**
2. **Hearing Z26-0049** – Petition of Jesus Barragan Ascensio, owner of record with Marybel Perez Pantoja, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to place a mobile home on site for the occupancy of Jesus Barragan Ascensio and Marybel Perez Pantoja for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Wood River Township at 1304 3rd St, Cottage Hills, Illinois, County Board District #5, PIN# 19-2-08-03-04-404-020. A **motion** was made by Bruce Riedle and **seconded** by Joe Pattan that the petition of Jesus Barragan Ascensio be **Approved with Conditions**. Roll-call vote. Ayes: Bruce Riedle. Nays: Mary Goode, Joe Pattan. **Motion denied.**
3. **Hearing Z26-0052** – Petition of Timothy Provo, owner of record with Kathy Provo, requesting a variance as per §93.025, Section C, Item 3 of the Madison County Zoning Ordinance in order to construct a single-family dwelling that would be 20 feet from the front (south) property line instead of the required 40 feet. This is located in an “R-2” Single-Family Residential District in Jarvis Township at the NE corner of the Intersection of Troy O Fallon Rd and Old Lebanon Troy Rd, Troy, Illinois, County Board District #2, PIN# 09-2-22-34-00-000-023. A **motion** was made by Mary Goode and **seconded** by Joe Pattan that the petition of Timothy Provo be **Approved**. Roll-call vote. All Ayes. **Motion passes.**

4. **Hearing Z26-0054** – Petition of Lauren Howard and Terry Howard, 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 Lauren Howard and Terry Howard for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Chouteau Township at 4911 Hills St, Granite City, Illinois, County Board District #21, PIN# 18-2-14-33-03-302-038. A **motion** was made by Mary Goode and **seconded** by Bruce Riedle that the petition of Lauren Howard and Terry Howard be **Approved with Conditions**. Roll-call vote. All Ayes. **Motion passes**.

H. Adjournment

Mary Goode made a motion to adjourn the meeting. Seconded by Bruce Riedle. Voice-vote. All ayes. Motion passes. Meeting adjourned.

Madison County Zoning Board of Appeals
May 26, 2026 Findings of Fact and Recommendations

Curtis Stephens, Chairman Pro Tem, called the meeting to order at 5:00 p.m. in the Madison County Board Room.

Members Present: Mary Goode, Joe Pattan, Bruce Riedle, Curtis Stephens

Members Absent: George Ellis, Sharon Sherrill

The Board of Appeals, established by the Chairman and the Board of Supervisors and provided for under the terms of the Madison County Zoning Ordinance, 1963 and all subsequent amendments and revisions thereto does hereby submit the Reports and Recommendations on the following:

Hearing Z26-0047 – Petition of Michael Frazier (Ft. Russel Township)

Hearing Z26-0049 – Petition of Jesus Barragan Ascensio (Wood River Township)

Hearing Z26-0052 – Petition of Timothy Provo (Jarvis Township)

Hearing Z26-0054 – Petition of Lauren Howard and Terry Howard (Chouteau Township)

Finding of Fact and Recommendations

Hearing Z26-0047

Petition of Michael Frazier, owner of record with Rachel Frazier, requesting a zoning map amendment to rezone an approximately 3.47 acre tract of land from "R-2" Single-Family Residential District to "A" Agricultural District. This is located in Ft Russell Township at 4859 Russell Dr, Edwardsville, Illinois, County Board District #14, PIN# 15-1-09-31-03-301-025.

Members Present: Mary Goode, Joe Pattan, Bruce Riedle, Curtis Stephens

Members Absent: George Ellis, Sharon Sherrill

A **motion** was made by Mary Goode and **seconded** by Joe Pattan that the petition of Michael Frazier be **Approved**.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Applicant Michael Frazier spoke and explained his reason for the request. He stated this change will allow his family to responsibly utilize the land for responsible food production while being respectful to neighboring properties. He explained in detail their intent to establish a small homestead and teach the children responsibility. Mr. Frazier also stated that each item would be allowable in Residential zoning with separate approval, but changing to the Agricultural zoning would allow them all with this one approval for a zoning change. He said that he is surrounded by mostly Agricultural properties besides his one neighbor to the west; **VI.** Zoning Board Member Mary Goode stated that she has been down his street a few times and thinks he has a good location for what he wants to do; **VII.** Mr. Frazier listed multiple people and agencies he has spoken with who are all in support of his zoning change and intentions; **VIII.** Ms. Goode asked how long he has lived on this property. Mr. Frazier stated about two years. He also explained how he was led to believe it was an Agriculturally zoned property when he purchased it.

Roll-call vote.

Ayes to the motion: Mary Goode, Joe Pattan, Bruce Riedle

Nays to the motion: None

Whereupon the Chairperson declared the motion duly adopted.

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Finding of Fact and Recommendations

Hearings Z26-0049

Petition of Jesus Barragan Ascensio, owner of record with Marybel Perez Pantoja, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to place a mobile home on site for the occupancy of Jesus Barragan Ascensio and Marybel Perez Pantoja for a period not to exceed 5 years. This is located in an "R-4" Single-Family Residential District in Wood River Township at 1304 3rd St, Cottage Hills, Illinois, County Board District #5, PIN# 19-2-08-03-04-404-020.

Members Present: Mary Goode, Joe Pattan, Bruce Riedle, Curtis Stephens

Members Absent: George Ellis, Sharon Sherrill

A **motion** was made by Bruce Riedle and **seconded** by Joe Pattan that the petition of Jesus Barragan Ascensio be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Jesus Barragan Ascensio and Marybel Perez Pantoja for a period not to exceed 5 years but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Jesus Barragan Ascensio and Marybel Perez Pantoja occupy the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new Special Use Permit once Jesus Barragan Ascensio and Marybel Perez Pantoja vacate the structure.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Gloria Barragan, a translator, spoke on behalf of Mr. Ascensio. She stated that Jesus wants to put a mobile home on this property to be able to rent it out or sell it in the future; **VI.** Zoning Board Member Mary Goode asked if Jesus would be living in the mobile home. Ms. Barragan stated there is currently no mobile home on the lot and the intent is to place it and rent it to others. Building and Zoning Administrator Chris Doucleff stated that the Special Use Permit Application listed Jesus and Marybel as the owners and occupants of the mobile home. A discussion ensued; **VII.** Zoning Coordinator Jen Hurley explained that one of the conditions of this Special Use Permit is knowing who will be living in the mobile home. The application turned in for approval tonight listed Jesus and Marybel as the occupants. She explained that if someone else were to live there, a new Special Use Permit would be required, as well as a new one for each future change in occupants or owners; **VIII.** Ms. Barragan said that Mr. Ascensio has his current home up for sale, and once it is sold he will move into the mobile home. Ms. Goode asked if his current home was listed through a realtor. Ms. Barragan said that it was listed with a realtor but it didn't sell, so it is currently listed For Sale by Owner; **IX.** Zoning Board Member Joe Pattan asked if there was ever a mobile home on the property before. Ms. Barragan said that there used to be a mobile home on the lot before with a previous owner and all the service hook-ups needed are available; **X.** A lengthy discussion ensued.

Roll call vote.

Ayes to the motion: Bruce Riedle

Nays to the motion: Mary Goode, Joe Pattan

Whereupon the Chairperson declared the **motion to approve failed**.

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Finding of Fact and Recommendations

Hearing Z26-0052

Petition of Timothy Provo, owner of record with Kathy Provo, requesting a variance as per §93.025, Section C, Item 3 of the Madison County Zoning Ordinance in order to construct a single-family dwelling that would be 20 feet from the front (south) property line instead of the required 40 feet. This is located in an "R-2" Single-Family Residential District in Jarvis Township at the NE corner of the Intersection of Troy O Fallon Rd and Old Lebanon Troy Rd, Troy, Illinois, County Board District #2, PIN# 09-2-22-34-00-000-023.

Members Present: Mary Goode, Joe Pattan, Bruce Riedle, Curtis Stephens

Members Absent: George Ellis, Sharon Sherrill

A **motion** was made by Mary Goode and **seconded** by Joe Pattan that petition of Timothy Provo be **Approved**.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Applicant Tim Provo spoke about his request. He explained how the terrain on the lot makes it difficult to build at the required setbacks. He discussed how the change in setbacks would make it easier for construction and said he would still be 35 feet from the edge of the road since the property line sits back almost 15 feet from the road. Mr. Provo also discussed the private road next to his property, the culvert for that road, and the water drainage on the back slope of his property; **VI.** Zoning Board Member Mary Goode asked if he had his property surveyed. Mr. Provo said that he did have a survey done and the property has been staked out.

Roll-call vote.

Ayes to the motion: Mary Goode, Joe Pattan, Bruce Riedle

Nays to the motion: None

Whereupon the Chairperson declared the motion duly adopted.

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Finding of Fact and Recommendations

Hearing Z26-0054

Petition of Lauren Howard and Terry Howard, 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 Lauren Howard and Terry Howard for a period not to exceed 5 years. This is located in an "R-3" Single-Family Residential District in Chouteau Township at 4911 Hills St, Granite City, Illinois, County Board District #21, PIN# 18-2-14-33-03-302-038.

Members Present: Mary Goode, Joe Pattan, Bruce Riedle, Curtis Stephens

Members Absent: George Ellis, Sharon Sherrill

A **motion** was made by Mary Goode and **seconded** by Bruce Riedle that petition of Lauren Howard and Terry Howard be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Lauren Howard and Terry Howard, for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Lauren Howard and Terry Howard occupy the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new Special Use Permit once Lauren Howard and Terry Howard vacate the structure.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Applicant Terry Howard stated that he recently purchased the mobile home with his daughter through a Sheriff's Sale through Madison County. He said that he received a letter from the County stating that they needed to get the Special Use Permit. Mr. Howard stated they have spent the last few weeks painting and cleaning to prepare for moving in; **VI.** Zoning Board Member Mary Goode stated that it looked like a nice place for a Sheriff's Sale property. Mr. Howard said that the previous occupants moved to a nursing home. Ms. Goode asked how long ago that was. Mr. Howard said the property was listed for sale around January 5th, 2025, so it sat vacant for a little over a year.

Roll-call vote.

Ayes to the motion: Mary Goode, Joe Pattan, Bruce Riedle

Nays to the motion: None

Whereupon the Chairperson declared the motion duly adopted.

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator