



Madison County Government
Madison County Administration Building
157 N. Main Street, Edwardsville, IL 62025
Phone: (618) 692-6200
Website: madisoncountyl.gov

Chris Slusser
County Board Chairman

ZONING BOARD OF APPEALS MEETING
JULY 28, 2026 - 5:00 PM
COUNTY BOARD ROOM #304 | 157 N. MAIN ST. | EDWARDSVILLE, IL 62025

ZONING BOARD OF APPEALS AGENDA

A. CALL TO ORDER:

B. ROLL CALL:

Sharon Sherrill, Chair
George Ellis
Mary Goode
Joe Pattan
Bruce Riedle
Curtis Stephens
Gary Carruthers

C. APPROVAL OF MINUTES:

1. June 23, 2026 Zoning Board of Appeals Minutes

D. EXPLANATION OF ZONING HEARING PROCEDURES AND SWEARING IN OF ALL PARTIES:

E. ZONING PETITIONS:

1. **Hearing Z26-0064** – Petition of Gavin Spurgeon, 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 Gavin Spurgeon and Savannah Belcher for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Wood River Township at **106 Virginia Ave, Cottage Hills, Illinois**, County Board District #13, PIN# 19-2-08-11-03-306-024.001
2. **Hearing Z26-0070** – Petition of Chad Mattea, applicant on behalf of Anne Mordis, owner of record, requesting a zoning map amendment to rezone 5 tracts of land totaling approximately 1.89 acres from “B-1” Limited Business District and “R-4” Single-Family Residential District to “B-4” Wholesale Business District. Also requesting a Special Use Permit as per §93.032, Section D, Item 7 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 Nameoki Township at **100 Joe St, Collinsville, Illinois**, County Board District #16, PIN#s 17-2-20-36-04-405-014, 17-2-20-36-04-405-015, 17-2-20-36-04-405-016, 17-2-20-36-04-405-017 and 17-2-20-36-04-405-018
3. **Hearing Z26-0075** – Petition of Lisa Scoggins, owner of record with Kerry Scoggins, requesting a variance as per §93.025, Section D, Item 4 of the Madison County Zoning

Ordinance in order to construct an attached garage addition to the existing dwelling that would be 3 feet from the side (east) property line instead of the required 10 feet. This is located in an “R-3” Single-Family Residential District in Wood River Township at **448 Valleyview Dr, East Alton**, Illinois, County Board District #13, PIN# 19-2-08-14-03-302-013

4. **Hearing Z26-0076** – Petition of Jeff & Mary Gibson, applicants on behalf of James & Elaine Holmes, 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 keep 2 goats and 6 chickens on site. This is located in an “R-3” Single-Family Residential District in Chouteau Township at **4917 Mueller Ave, Granite City**, Illinois, County Board District #21, PIN# 18-2-14-33-03-302-021
5. **Notice of Zoning Text Amendments** - Petition of Madison County Building and Zoning Administrator requesting text amendments to Chapter 93 of the Madison County Code of Ordinances.

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

The next regularly scheduled meeting of the Zoning Board of Appeals will be August 25, 2026

If you have a disability and require a reasonable accommodation to attend this meeting, please contact the County’s Compliance Coordinators within 3 business days prior to the scheduled meeting at 618/296-4546 or 618/296-4027 or by email hr@madisoncountyl.gov.