



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
January 25, 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
- Sharon Sherrill

3. Approval of Minutes – December 14, 2021

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z21-0081** – Petition of Prime Auto & Metal Recycling, LLC, applicant on behalf of Moniger Excavating Co., Inc., owner of record, requesting to amend the existing “PD” Planned Development District to operate an auto and metal recycling business on site. This is located in Fort Russell Township at **5965 State Route 140, Moro**, Illinois, County Board District #5, PIN# 15-1-09-09-04-401-011
2. **Hearing Z22-0001** – Petition of Justin Lynch, owner of record with Chelsea Lynch, requesting a Special Use Permit as per §93.023, Section D, Item 35 of the Madison County Zoning Ordinance in order to have a Type “B” Home Occupation to operate a hair salon on site. This is located in an “A” Agricultural District in Moro Township at **7541 Lake James Drive, Edwardsville**, Illinois, County Board District #5, PIN# 16-2-03-35-02-201-037
3. **Hearing Z22-0002** – Petition of Robert and Kimberly Martin, owners of record, requesting a variance as per §93.023, Section B, Item 1, Subsection (a) of the Madison County Zoning Ordinance in order to create a tract of land 1.33 acres in size instead of the required minimum of 2 acres. This is located in an “A” Agricultural District in St. Jacob Township at **60 State Route 4, Saint Jacob**, Illinois, County Board District #4, PIN# 05-1-23-31-00-000-008.001
4. **Hearing Z22-0003** – Petition of Anthony Schoeber, applicant on behalf of HWS Real Estate Series of the HWS Investments Series, LLC, owner of record, requesting a zoning map amendment in order to rezone a tract of land from “R-5” Multiple-Family Residential District to “B-3” Highway Business District. Also 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 Chouteau Township at **3237 West Chain of Rocks Road, Granite City**, Illinois, County Board District #21, PIN# 18-2-14-32-02-201-001
5. **Hearing Z22-0004** – Petition of Emmilee Barnett, owner of record with Rickey Barnett, requesting a Special Use Permit as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to place a double-wide mobile home on site for the occupancy of Emmilee Barnett and family for a period not to

exceed 5 years. This is located in an “A” Agricultural District in Foster Township at **7723 Bethalto Road, Bethalto**, Illinois, County Board District #5, PIN# 20-2-02-25-00-000-029

6. **Z22-0009** – Petition of Cari Watt, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 6 of the Madison County Zoning Ordinance in order to have a Type “B” Home Occupation to operate a nail salon in the home. This is located in an “R-3” Single Family Residential District in Moro Township at **1218 Key Largo Terrace, Edwardsville**, Illinois, County Board District #5, PIN# 16-2-03-36-01-105-005

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

1. Z21-0081 – Petition of Prime Auto & Metal Recycling, LLC, & Moniger Excavating Co., Inc.

9. New Business

1. Z22-0001 – Petition of Justin & Chelsea Lynch
2. Z22-0002 – Petition of Robert & Kimberly Martin
3. Z22-0003 – Petition of Anthony Schoeber & HWS Real Estate Series of the HWS Investments Series, LLC
4. Z22-0004 – Petition of Emmilee Barnett
5. Z22-0009 – Petition of Cari Watt

10. Zoning Coordinator’s Report

11. Adjournment