



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
February 22, 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 – January 25, 2022

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 Z22-0005** – Petition of Prairietown Improvement Association, applicant on behalf of Lutheran Church Property, owner of record, requesting a variance as per §93.117, Section B of the Madison County Zoning Ordinance in order to construct a 138.48 square foot sign with LED message board in a residential district. This is located in an “R-3” Single-Family Residential District in Omphgent Township along **Renken Road, Worden**, Illinois, County Board District #3, PIN# 12-1-04-18-00-000-010
3. **Hearing Z22-0006** – Petition of Prairie Fire Protection District, owner of record, requesting a variance as per §93.117, Section B of the Madison County Zoning Ordinance in order to construct a 122.29 square foot sign with LED message board in a residential district. This is located in an “R-3” Single-Family Residential District in Omphgent Township at **8452 Prairietown Road, Worden**, Illinois, County Board District #3, PIN# 12-2-04-18-18-301-010
4. **Hearing Z22-0007** – Petition of Hailey Ratterman, 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 mobile home on site for the occupancy of Hailey Ratterman and family for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Olive Township at **1705 S Union Street, Staunton**, Illinois, County Board District #3, PIN# 08-2-05-05-04-401-037
5. **Hearing Z22-0008** – Petition of Dale Krump, owner of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct an agricultural building that will be 5 feet from the west property line instead of the required 50 feet. This is located in an “A” Agricultural

District in Leef Township at **302 Park Road, Highland**, Illinois, County Board District #3, PIN# 03-1-12-33-00-000-009

6. **Hearing Z22-0010** – Petition of Jimmy Dean Harrison, Jr., owner of record, requesting a zoning map amendment in order to rezone a 5.91 acre tract of land from “R-3” Single-Family Residential District to “B-5” Planned Business District in order to store commercial materials and equipment on the property with his home. This is located in Wood River Township at **1250 14th Street, Cottage Hills**, Illinois, County Board District #5, PIN# 19-2-08-03-02-209-045

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. Z22-0005 – Petition of Prairietown Improvement Association & Lutheran Church Property
2. Z22-0006 – Petition of Prairie Fire Protection District
3. Z22-0007 – Petition of Hailey Ratterman
4. Z22-0008 – Petition of Dale Krump
5. Z22-0010 – Petition of Jimmy Dean Harrison, Jr.

10. Zoning Coordinator’s Report

11. Adjournment