



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 27, 2024 at 5:00 p.m.  
Madison County Board Room, Suite 203**

**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 23, 2024**

**4. Overview of Zoning Petitions**

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

**6. Zoning Hearings**

1. **Hearing Z24-0006** – Petition of Buck Martin with Denali LLC, applicant on behalf of Riveco, LLC, owner of record, requesting a Special Use Permit as per §93.029, Section D, Item 2 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 a “B-1” Limited Business District in Moro Township at 7239 Saint James Drive, Edwardsville, Illinois, County Board District #5, PIN# 16-2-03-35-20-401-006
2. **Hearing Z24-0007** – Petition of Raymond Manley, owner of record, requesting a zoning map amendment to rezone the approximately .29 acre tract of land from “B-3” Highway Business District to “R-2” Single-Family Residential District. Also 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, a variance as per §93.100, Section B, Item 5 for the chicken coop to be 10 feet from the east property line instead of the required 20 feet, and a variance as per §93.100, Section B, Item 6 for the chicken run to be 17 feet from the east property line instead of the required 20 feet. This is located in Wood River Township at **237 E Airline Drive, East Alton**, Illinois, County Board District #13, PIN# 19-2-08-15-16-401-013
3. **Hearing Z24-0009** - Petition of I-55 RV Park and Campground, applicant on behalf of JPKL LLC, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to place a mobile home on site for the occupancy of Jeff and Kim Bladdick for a period not to exceed 5 years. Also requesting a variance to have a large transport trailer on a lot that is 6.29 acres instead of the required 10 acres. This is located in an “A” Agricultural District in Pin Oak Township at **4260 Blackburn Road, Edwardsville**, Illinois, County Board District #11, PIN# 10-1-16-09-00-000-004.001
4. **Hearing Z24-0011** - Petition of Gabryel Price and Timothy Price, applicants on behalf of Richard and June Koentz, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 18 of the Madison County Zoning Ordinance in order to operate a kennel on site. This is located in an “A” Agricultural District in

Helvetia Township **along State Route 160, Trenton**, Illinois, County Board District #1, PIN# 01-1-24-32-00-000-007.003

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.

**7. Citizens Wishing to Address the Zoning Board of Appeals**

**8. Unfinished Business**

**9. New Business**

1. Z24-0006 – Petition of Buck Martin with Denali LLC, on behalf of Riveco, LLC
2. Z24-0007 – Petition of Raymond Manley
3. Z24-0009 – Petition of I-55 RV Park and Campground, on behalf of JPKL LLC
4. Z24-0011 – Petition of Gabryel Price and Timothy Price, on behalf of Richard and June Koentz
5. Petition of Madison County Building and Zoning Administrator

**10. Zoning Coordinator's Report**

**11. Adjournment**