



Madison County Government  
**Building & Zoning Department**

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**Kurt Prenzler, CPA**  
County Board Chairman

**Agenda**

**Madison County Zoning Board of Appeals Meeting  
December 14, 2021 at 5:00 p.m.**

**A. Call of Meeting to Order**

**B. Roll Call**

- Don Metzler, Chairperson
- Thomas Ambrose
- Nicholas Cohan
- George Ellis
- Mary Goode
- Sharon Sherrill

**C. Approval of Minutes – November 23, 2021**

**D. Overview of Zoning Petitions**

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

**F. 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 include a “junk yard and automobile wrecking yard” on site for this recycling business. 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 Z21-0082** – Petition of Extreme Rush Blends, LLC, applicant on behalf of Moniger Excavating Co., Inc., owner of record, requesting a zoning map amendment to rezone a 1 acre tract of land from “PD” Planned Development District to “B-3” Highway Business District to operate a health services center on site. This is located in Fort Russell Township at **5955 State Route 140, Moro, Illinois**, County Board District #5, PIN# 15-2-09-09-04-401-012
3. **Hearing Z21-0084** – Petition of Ryan and Amy Lockett, owners of record, requesting a zoning map amendment to rezone a dual-zoned lot from “A” Agricultural District and “B-2” General Business District to “R-1” Single-Family Residential District. This is located in Fort Russell Township at **6432 Karr Lane, Edwardsville, Illinois**, County Board District #24, PIN# 15-2-09-26-03-301-027
4. **Hearing Z21-0085** – Petition of Ronald and Kenna Ellinger, owners of record, requesting a zoning map amendment to rezone approximately 2.78 acres of a dual-zoned lot from “B-2” General Business District to “R-1” Single-Family Residential District. This is located in Fort Russell Township at **6476 Karr Lane, Edwardsville, Illinois**, County Board District #24, PIN# 15-2-09-26-03-301-026
5. **Hearing Z21-0086** – Petition of Madison County Sand, LLC, applicant on behalf of Kim Pamatot, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 19 of the Madison County Zoning Ordinance in order to operate a sand dredging business on site. This is located in an “A” Agricultural District in Collinsville Township along **Keller Lane, Collinsville, Illinois**, County Board Districts #16 and #25, PIN# 13-1-21-07-00-000-003

6. **Hearing Z21-0087** – Petition of Rachel Crow, owner of record, requesting a zoning map amendment to rezone a 0.37 acre tract of land from “B-1” Limited Business District to “R-2” Single-Family Residential District. This is located in Saline Township at **12358 State Route 143, Highland, Illinois**, County Board District #4, PIN# 02-1-18-30-16-401-006
7. **Hearing Z21-0088** – Petition of Ryan Lybarger, owner of record with Jason Askew, requesting a Special Use Permit as per §93.023, Section D, Item 32 of the Madison County Zoning Ordinance in order to operate a Landscaping Services business on site, and a variance to construct a building that would be 35 feet from the west property line instead of the required 150 feet. This is located in an “A” Agricultural District in Jarvis Township along **Troy Road, Collinsville, Illinois**, County Board District #2, PIN# 09-1-22-18-00-000-004.007

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

**H. Unfinished Business**

**I. New Business**

1. Z21-0081 – Petition of Prime Auto & Metal Recycling, LLC, & Moniger Excavating Co., Inc.
2. Z21-0082 – Petition of Extreme Rush Blends, LLC, & Moniger Excavating Co., Inc.
3. Z21-0084 – Petition of Ryan & Amy Lockett
4. Z21-0085 – Petition of Ronald & Kenna Ellinger
5. Z21-0086 – Petition of Madison County Sand, LLC, & Kim Pamatot
6. Z21-0087 – Petition of Rachel Crow
7. Z21-0088 – Petition of Ryan Lybarger

**J. Zoning Coordinator’s Report**

**K. Adjournment**