



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
June 28, 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 – May 24, 2022

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z22-0036** – Petition of Ronald and Rita Christlieb, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 21 of the Madison County Zoning Ordinance in order to operate an overnight campground on site. This is located in Omphghent Township at **7645 Possum Hill Rd, Worden, Illinois**, County Board District #3, PIN# 12-1-04-32-00-000-005.003
2. **Hearing Z22-0038** – Petition of SBK Group, LLC, applicant on behalf of Ronald and Larry Blake, owners of record, 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 structure on site. This is located in a “B-4” Wholesale Business District in Chouteau Township at **5528 Maryville Road, Granite City, Illinois**, County Board District #21, PIN# 18-1-14-33-02-201-001
3. **Hearing Z22-0039** – Petition of Kent and Margaret Barnett, owners of record, requesting a variance as per §93.051, Section A, Item 2, Subsection (b) of the Madison County Zoning Ordinance in order to construct an accessory structure that would be 25 feet tall instead of the maximum 20 feet allowed. This is located in an “R-3” Single-Family Residential District in Wood River Township at **758 Birch Street, East Alton, Illinois**, County Board District #13, PIN# 19-2-08-14-04-402-018
4. **Hearing Z22-0040** – Petition of Mike Riffel, owner of record with Michele Riffel, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct an attached garage addition that will be 25 feet from the east property line instead of the required 50 feet. This is located in an “A” Agricultural District in Saline Township at **12157 Cedar Hills Drive, Highland, Illinois**, County Board District #1, PIN# 02-2-18-31-00-000-041
5. **Hearing Z22-0042** – Petition of Jill Bertels, applicant on behalf of Bertels Land Incorporated, owner of record, requesting a zoning map amendment to rezone approximately 0.5 acres of a dual-zoned lot from “A” Agricultural District to “R-3” Single-Family Residential District. This is located in Moro Township at **4568**

Seiler Road, Dorsey, Illinois, County Board District #5, PIN# 16-2-03-17-00-000-025

6. **Hearing Z22-0043** – Petition of Blake Tourville, owner of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (b) of the Madison County Zoning Ordinance in order to construct an accessory building that would be 4 feet from the south property line instead of the required 15 feet. This is located in an “A” Agricultural District in Moro Township at **8702 North State Route 159, Dorsey, Illinois, County Board District #5, PIN# 16-1-03-15-00-000-006**
7. **Hearing Z22-0044** – Petition of Billy Marquez, owner of record, requesting Special Use Permits as per §93.025, Section G, Items 4 and 6 of the Madison County Zoning Ordinance in order to have a private parking lot and a Type “B” Home Occupation to operate a cleaning company from the home on site. Also requesting a variance as per §93.083, Section C, Item 2 in order to have 6 employees instead of the 1 allowed with the Type “B” Home Occupation. This is located in an “R-4” Single-Family Residential District in Nameoki Township at **3122 Harvard Place, Collinsville, Illinois, County Board District #16, PIN# 17-2-20-36-03-309-003**
8. **Hearing Z22-0045** – Petition of I-55 RV Park & Campground, LLC, applicant on behalf of Jeffrey and Pamela Bladdick, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 31 of the Madison County Zoning Ordinance in order to operate a travel trailer/RV park on site. 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**
9. **Hearing Z22-0046** – Petition of Joshua Kirbach, applicant on behalf of Weber Living Trust, owner of record, requesting a zoning map amendment to rezone a 2.88 acre tract of land from “B-3” Highway Business District to “PD” Planned Development District. This is located in Edwardsville Township at **5446 Chain of Rocks Road, Edwardsville, Illinois, County Board District #26, PIN# 14-1-15-32-00-000-004**
10. **Hearing Z22-0047** – Petition of Mark Frey, owner of record with Gail Frey, requesting a zoning map amendment to rezone a 1.62 acre tract of land from “R-2” Single-Family Residential District to “PD” Planned Development District. This is located in Saline Township at **4164 State Route 160, Highland, Illinois, County Board District #4, PIN# 02-2-18-09-00-000-031**

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z22-0036 – Petition of Ronald and Rita Christlieb
2. Z22-0038 – Petition of SBK Group, LLC, and Ronald and Larry Blake
3. Z22-0039 – Petition of Kent and Margaret Barnett
4. Z22-0040 – Petition of Mike Riffel
5. Z22-0042 – Petition of Jill Bertels and Bertels Land Incorporated
6. Z22-0043 – Petition of Blake Tourville
7. Z22-0044 – Petition of Billy Marquez
8. Z22-0045 – Petition of I-55 RV Park & Campground, LLC
9. Z22-0046 – Petition of Joshua Kirbach and Weber Living Trust
10. Z22-0047 – Petition of Mark Frey

10. Zoning Coordinator’s Report

11. Adjournment