



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
July 26, 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 – June 28, 2022

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **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
2. **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
3. **Hearing Z22-0048** – Petition of Michael Moehle, owner of record, requesting a zoning map amendment to rezone an approximately 0.45 acre tract of land from “R-3” Single-Family Residential District to “B-1” Limited Business District in order to have a plumbing office and shop on site. This is located in Fort Russell Township at **5127 State Route 140, Bethalto, Illinois**, County Board District #14, PIN# 15-2-09-08-02-206-026
4. **Hearing Z22-0049** – Petition of Mike Moniger, application on behalf of Max Moniger, owner of record, requesting a zoning map amendment to rezone three parcels totaling approximately 0.77 acres from “R-3” Single-Family Residential District to “PD” Planned Development District in order to have commercial and personal storage and a small self-storage facility on site. This is located in Fort Russell Township at **112 Clover Street, Bethalto, Illinois**, County Board District #14, PIN#s 15-2-09-08-02-204-001, 15-2-09-08-02-204-002, 15-2-09-08-02-204-003
5. **Hearing Z22-0050** – Petition of Justin and Hillary McLaughlin of Mac’s Family Fun Time, LLC, owner of record, requesting a zoning map amendment to rezone the 7.21 acre dual-zoned tract of land from “A” Agricultural District and “B-2” General Business District to “B-5” Planned Business District in order to expand

the operation to include a miniature golf course. This is located in Saline Township at **13229 US Highway 40, Highland**, Illinois, County Board District #4, PIN# 02-1-18-27-00-000-006.003

6. **Hearing Z22-0051** – Petition of Adam Honegger, applicant on behalf of Keith and Joy Honegger, owners of record, requesting Special Use Permits as per §93.023, Section D, Items 28 and 40 of the Madison County Zoning Ordinance in order to have a sales yard and Agritourism Operation on site. Also requesting a variance as per §93.117, Section C, Item 1 in order to have up to 10 square feet of signage instead of the 4 square feet allowed. This is located in an “A” Agricultural District in Edwardsville Township **along Old Troy Road, Glen Carbon**, Illinois, County Board District #24, PIN# 14-1-15-25-00-000-012
7. **Hearing Z22-0052** – Petition of Michael Carlson, applicant on behalf of Justin and Margaret Litteken, owners of record, 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 to an existing home that would be 26 feet from the south property line instead of the required 50 feet. This is located in an “A” Agricultural District in Pin Oak Township at **8759 Maple Grove Road, Edwardsville**, Illinois, County Board District #11, PIN# 10-2-16-27-00-000-013

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

1. Z22-0043 – Petition of Blake Tourville
2. Z22-0045 – Petition of I-55 RV Park & Campground, LLC

9. New Business

1. Z22-0048 – Petition of Michael Moehle
2. Z22-0049 – Petition of Mike Moniger, on behalf of Max Moniger
3. Z22-0050 – Petition of Justin and Hillary McLaughlin
4. Z22-0051 – Petition of Adam Honegger, on behalf of Keith and Joy Honegger
5. Z22-0052 – Petition of Michael Carlson, on behalf of Justin and Margaret Litteken

10. Zoning Coordinator’s Report

11. Adjournment