



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

Madison County Zoning Board of Appeals Meeting
January 23, 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 – December 12, 2023

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z23-0079** – Petition of Joshua Cadenbach, applicant on behalf of Mark and Sharon Groh, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 17 of the Madison County Zoning Ordinance in order to operate a Gun Club on site. Also requesting a variance for the Gun Club to be nearer than 1,000 feet to a neighboring residence. This is located in an “A” Agricultural District in Hamel Township at **7240 Quercus Grove Road, Hamel, Illinois, County Board District #3, PIN# 11-1-10-05-00-000-010**
2. **Hearing Z23-0081** – Petition of Vernon and Monica Langreder, owners of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to have an accessory structure in the front yard setback area. This is located in an “R-1” Single-Family Residential District in Edwardsville Township at **6760 Middlegate Lane, Glen Carbon, Illinois, County Board District #24, PIN# 14-1-15-35-02-201-013.003**
3. **Hearing Z23-0082** - Petition of Kenneth Noll, owner of record, requesting a zoning map amendment to rezone the approximately 3.75 acre tract of land from “B-3” Highway Business District and “A” Agricultural District to “PD” Planned Development District. This is located in Ft Russell Township at **3616 Edwardsville Road, Edwardsville, Illinois, County Board District #14, PIN# 15-1-09-32-00-000-034.001**
4. **Hearing Z24-0001** - Petition of Roy and Tonia Pickerill, applicants on behalf of Olive Investment Holdings LLC, owner of record, requesting a zoning map amendment to rezone approximately 1.15 acres of a dual-zoned lot from “R-2” Single-Family Residential District to “A” Agricultural District. Also 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 Olive Township at **908 Veterans Memorial Drive, Livingston, Illinois, County Board District #3, PIN# 08-1-05-21-00-000-007**

5. **Hearing Z24-0002** - Petition of Rob and Jennifer Birkenmeyer, owners of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a breezeway to attach the existing home to the existing accessory building, resulting in the primary structure being 16 feet from the east property line instead of the required 50 feet. This is located in an “A” Agricultural District in Hamel Township at **7800 Sun Ridge Court, Edwardsville**, Illinois, County Board District #3, PIN# 11-2-10-32-00-000-015
6. **Hearing Z24-0003** - Petition of Brad and Jessica Brueckner, 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 a newly constructed home that would be 20 feet from the east property line instead of the required 50 feet. This is located in an “A” Agricultural District in Ft Russell Township at **560 East Roosevelt, Moro**, Illinois, County Board District #5, PIN# 15-1-09-09-00-000-001.008
7. **Hearing Z24-0004** - Petition of Kinnarkumar Patel, applicant on behalf of Steven Vollmer and Bret Dixon, owners of record, requesting a Special Use Permit as per §93.031, Section D, Item 1 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-3” Highway Business District in Wood River Township at **308 West MacArthur Drive, Cottage Hills**, Illinois, County Board District #13, PIN#s 19-2-08-11-01-107-035, 19-2-08-11-01-107-035.001 and 19-2-08-11-01-107-035.002

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z23-0079 – Petition of Joshua Cadenbach
2. Z23-0081 – Petition of Vernon and Monica Langreder
3. Z23-0082 – Petition of Kenneth Noll
4. Z24-0001 – Petition of Roy and Tonia Pickerill, on behalf of Olive Investment Holdings LLC
5. Z24-0002 – Petition of Rob and Jennifer Birkenmeyer
6. Z24-0003 – Petition of Brad and Jessica Brueckner
7. Z24-0004 – Petition of Kinnarkumar Patel, on behalf of Steven Vollmer and Bret Dixon

10. Zoning Coordinator’s Report

11. Adjournment