



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 12, 2023 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 – November 28, 2023**

**4. Overview of Zoning Petitions**

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

**6. Zoning Hearings**

1. **Hearing Z23-0076** – Petition of Eric DeMange, owner of record with Amy DeMange, requesting a Special Use Permit as per §93.023, Section D, Item 40 of the Madison County Zoning Ordinance in order to have an Agritourism Operation on site. This is located in an “A” Agricultural District in St. Jacob Township **along Cypress Road, St. Jacob**, Illinois, County Board District #4, PIN#s 05-1-23-17-00-000-016 & 05-1-23-20-00-000-002
2. **Hearing Z23-0077** – Petition of 4 Your Stuff Storage, LLC, owner of record, requesting a zoning map amendment to rezone the approximately 6.25 and 1.00 acre tracts of land from “B-3” Highway Business District to “B-4” Wholesale Business District. This is located in Chouteau Township at **1 Essenpreis Lane & 11 Essenpreis Lane, Granite City**, Illinois, County Board District #21, PIN#s 18-2-14-33-01-101-009 & 18-2-14-33-01-101-007
3. **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. 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

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

**8. Unfinished Business**

**9. New Business**

1. Z23-0076 – Petition of Eric DeMange
2. Z23-0077 – Petition of 4 Your Stuff Storage, LLC
3. Z23-0079 – Petition of Joshua Cadenbach

**10. Zoning Coordinator’s Report**

**11. Adjournment**