



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
September 26, 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 – August 22, 2023

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z23-0052** – Petition of Senita Glover, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to place a single-wide mobile home on site for the occupancy of Senita Glover for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Nameoki Township at **202 Booker Street, Madison, Illinois**, County Board District #10, PIN# 17-2-20-31-05-101-008
2. **Hearing Z23-0053** – Petition of Chris Blakeburn, owner of record with Priscilla Awalt, requesting a variance as per §93.080, Section E of the Madison County Zoning Ordinance for an existing 5 foot tall chain link fence located in the front yard setback area, where fences are not permitted to exceed four feet in height. This is located in an “R-3” Single-Family Residential District in Nameoki Township at **3326 Lake Drive, Granite City, Illinois**, County Board District #20, PIN# 17-2-20-14-01-101-005
3. **Hearing Z23-0054** – Petition of Kathleen Becker, owner of record, requesting a zoning map amendment to rezone the approximately .98 acre tract of land from “R-3” Single-Family Residential District to “B-1” Limited Business District. Also requesting a Special Use Permit as per §93.029, Section D, Item 2 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 Chouteau Township at **5200 Maryville Road, Granite City, Illinois**, County Board District #21, PIN# 18-2-14-33-02-201-017
4. **Hearing Z23-0055** – Petition of Matthew Barnes, owner of record with Alexandra Barnes, requesting a zoning map amendment to rezone the approximately 6.47 acre tract of land from “R-2” Single-Family Residential District to “A” Agricultural District. This is located in Collinsville Township at **6793 Lebanon Road, Collinsville, Illinois**, County Board District #22, PIN# 13-1-21-25-00-000-013

5. **Hearing Z23-0056** – Petition of Jay Warren, applicant on behalf of Timothy Warren, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to place a mobile home on site for the occupancy of Jay Warren and family for a period not to exceed 5 years. This is located in an “A” Agricultural District in Omphghent Township at **7849 Dustman Road, Worden**, Illinois, County Board District #3, PIN# 12-1-04-29-00-000-003.002
6. **Hearing Z23-0057** – Petition of Ronald Luedloff, owner of record with Linda Luedloff, requesting a Special Use Permit as per §93.023, Section D, Item 35 of the Madison County Zoning Ordinance in order to have a Type “B” Home Occupation to operate a barber shop on site. This is located in an “A” Agricultural District in Moro Township at **8111 North State Route 159, Moro**, Illinois, County Board District #5, PIN# 16-1-03-22-00-000-015.001
7. **Hearing Z23-0058** – Petition of Richard Hanebrink, applicant on behalf of J&M Lots, LLC, owner of record, requesting a Special Use Permit as per §93.030, 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-2” General Business District in Chouteau Township at **514 East Chain of Rocks Road, Granite City**, Illinois, County Board District #16, PIN# 18-2-14-34-02-201-002

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z23-0052 – Petition of Senita Glover
2. Z23-0053 – Petition of Chris Blakeburn
3. Z23-0054 – Petition of Kathleen Becker
4. Z23-0055 – Petition of Matthew Barnes
5. Z23-0056 – Petition of Jay Warren and Timothy Warren
6. Z23-0057 – Petition of Ronald Luedloff
7. Z23-0058 – Petition of Richard Hanebrink and J&M Lots, LLC

10. Zoning Coordinator’s Report

11. Adjournment