



Madison County Government  
**Planning and Development Department**

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**AGENDA**

**MADISON COUNTY ZONING BOARD OF APPEALS MEETING**

**August 22, 2017 at 8:30 a.m.**

**Madison County Administration Building**

**Planning & Development Department Conference Room**

**157 N. Main Street, Suite 254**

**Edwardsville, IL 62025**

**A. Call of meeting to order**

**B. Public Hearings and Public Comment**

See the attached hearing notice. Please note that the public hearings will occur on site at the addresses listed within the Zoning Schedule. The Zoning Board of Appeals will reconvene in the Planning and Development Conference Room immediately after all on-site hearings have been conducted.

**C. Approval of Minutes**

**D. Unfinished Business**

- a. Petition Requesting a Text Amendment to Chapter 93 of the Madison County Code of Ordinances

**E. New Business:**

- a. Z17-0040 – Petition of Kevin Kahrig
- b. Z17-0041 – Petition of Bryan Bauer
- c. Z17-0037 – Petition of William Hanfelder
- d. Z17-0039 – Petition of Clay Iberg
- e. Z17-0038 – Petition of Eldon and Linda Wiegand

**F. Planning Coordinator's Report**

**G. Adjournment**

**PUBLIC HEARING NOTICE**  
**MADISON COUNTY ZONING BOARD OF APPEALS**  
**Tuesday, August 22, 2017**

**8:30 A.M.** – The Zoning Board of Appeals will meet in the office of the Madison County Planning and Development Department and proceed to the sites of the scheduled public hearings. The applicants and interested parties are to meet the board at the SITES. All hearings are open to public comment.

**9:15 A.M. - Z17-0040** - Petition of Kevin Kahrig, applicant, on behalf of Rick Kahrig, owner of record, requesting a zoning map amendment to rezone a 2.5-acre tract of land from "R-1" Single-Family Residential District to "B-4" Wholesale Business District in order to operate an office building and storage facility on site. This is located in Fort Russell Township, at the **corner of State Route 143 and Indian Hills Road, Edwardsville, Illinois.**  
PPN 15-1-09-32-00-000-023 (24)

**9:40 A.M. - Z17-0041** - Petition of Bryan Bauer, owner of record, requesting a zoning map amendment in order to rezone a 1-acre tract of land from "R-3" Single-Family Residential District to "B-4" Wholesale Business District in order to operate a storage facility on site. Also, a variance as per §93.032, Section (B), Item 5 in order to locate a structure 5 feet from the rear property line instead of the required 20 feet. This is located in Chouteau Township, at **5400 Old Alton Road, Granite City, Illinois.** PPN 18-1-14-27-03-303-041 (21)

**10:05 A.M. - Z17-0037** - Petition of William Hanfelder, owner of record, requesting a zoning map amendment to rezone a 1-acre tract of land from "A" Agriculture District to "B-1" Limited Business District in order to operate a bakery/restaurant space and retail sales operation on site. This is located in Nameoki Township, more commonly known as **4200 Hanfelder Road, Granite City, Illinois.** Part of PPN 17-1-20-24-00-000-001 (16)

**11:35 A.M. - Z17-0039** - Petition of Clay Iberg, owner of record, requesting a zoning map amendment to rezone a 5-acre tract of land from "R-1" Single-Family Residential District and "A" Agricultural District to "B-1" Limited Business District in order to operate sporting goods store for firearms sales. Also, a special use permit as per §93.029, Section (D) in order to continue utilizing the existing dwelling on site. This is located in Marine Township, at **10961 Pocahontas Road, Marine, Illinois.** PPN 06-1-17-10-00-000-006.002 (4)

**12:00 P.M. - Z17-0038** - Petition of Spencer Homes LLC, applicant, on behalf of Eldon and Linda Wiegand, owners of record, requesting a zoning map amendment to rezone a 5-acre tract of land from "A" Agriculture District to "R-1" Single-Family Residential District in order to develop a 4-lot minor subdivision. This is located in Pin Oak Township, more commonly known **3504 Staunton Rd. Edwardsville, Illinois.**  
PPN 10-1-16-21-00-000-002.001 (11)