

**AGENDA**

**MADISON COUNTY ZONING BOARD OF APPEALS MEETING**

**January 08, 2014**

**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. Old Business:
  - a. Z13-0062 – Judy Buford
  - b. Text Amendment – Manufactured Homes
  - c. Text Amendment – Posting of Notice
- C. New Business:
  - a. Z14-0004 – Garen Carroll
  - b. Z14-0002 – Josh Bohnenstiehl
  - c. Z14-0006 – Craig Kombrink
  - d. Z14-0001 – Andrew & Julia Conner
  - e. Z14-0005 – Klueter Brothers Concrete Products
- D. Planning Coordinator's Report
- E. Adjournment

**PUBLIC HEARING NOTICE**  
**MADISON COUNTY ZONING BOARD OF APPEALS**  
**Wednesday, January 8, 2014**

**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 or interested parties are to meet the board at the SITES. All hearings are open to public comment.

**If the weather is inclement to the point that the Board of Appeals cannot reach the site at the below noted date and time, then this hearing will be rescheduled for the 9th day of January 2014, at the same time and location.**

**9:15 A.M.** – **File #Z14-0004** - Petition of Garen Carroll, applicant, for owner of record, Carolyn Carroll, requesting an amendment to rezone three tracts of land from M-2 General Manufactured District to R-3 Single Family Residential District. This is located in Chouteau Township, more commonly known as **1342 and 1346 Chouteau Place Road**, Granite City, Illinois PPN#18-2-14-31-03-301-005, 006, 007 **(21)**

**9:55 A.M.** – **File #Z14-0002** - Petition of Josh Bohnenstiehl, owner of record, requesting Variances as per Article 93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a residence that will be 15 feet from the east and 15 feet from the west property lines instead of the required 50 feet. This is located in an Agricultural District in Pin Oak Township, more commonly known as **9305 Loos Road**, Marine, Illinois PPN#10-1-16-14-00-000-10.002 **(11)**

**11:15 A.M.** – **File #Z14-0006** - Petition of Craig Kombrink with Premier Ag LLC., owner of record, requesting two Special Use Permits as per Article 93.023, Section D, Item 3 & 5 of the Madison County Zoning Ordinance in order to permit animal feed, storage, preparation, grinding, and mixing whole sale and retail, limited to a seed and grain distribution operation. Also, in order to have the fertilizer sales, including bulk storage and mixing. This is located in an Agricultural District in Helvetia Township, more commonly known as **33 State Route 160**, Trenton, Illinois PPN#01-1-24-31-00-000-014.005 **(01)**

**12:05 P.M.** - **File #Z14-0001** - Petition of Andrew and Julia Conner, owners of record, requesting a Variance as per Article 93.023, Section B, Item 1 of the Madison County Zoning Ordinance in order to create a tract of land that will have 80 feet of property width instead of the required 150 feet. This is located in an Agricultural District in Hamel Township, more commonly known as **7500 Conner Lane**, Edwardsville, Illinois PPN#11-1-10-31-00-000-007 **(03)**

**12:20 P.M.** – **File #Z14-0005** - Petition of Klueter Brothers Concrete Products, owner of record, requesting an amendment to rezone a tract of land that consists of 4 acres from B-3 Highway Business District and Agricultural District to M-1 Limited Manufacturing District. This is located in Hamel Township, more commonly known as **5257 N. State Route 157**, Edwardsville, Illinois PPN#11-1-10-29-00-000-013 **(03)**

AgJan14/02