

AGENDA

MADISON COUNTY ZONING BOARD OF APPEALS MEETING

May 28, 2015

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 Comment
- C. Approval of Minutes
- D. Public Hearings

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

E. New Business:

- a. Z15-0052 — Quentin Downing
- b. Z15-0055 — Jeffrey Newton
- c. Z15-0054 — Gregory Moore
- d. Z15-0056 — Jeff Maaske
- e. Z15-0051 — Nathan Vering

F. Tabled Items:

- a. Z15-0013 — Planning and Development Committee (Revocation S&K Repair Service SUP)
- b. Z15-0029 — Planning and Development Committee (I-55 Corridor)

G. Planning Coordinator's Report

H. Adjournment

PUBLIC HEARING NOTICE
MADISON COUNTY ZONING BOARD OF APPEALS
Thursday, May 28, 2015

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. – **File #Z15-0052** – Petition of Quentin Downing, applicant for owner of record, Laurie Schade, 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 be 1.09 acres in size instead of the required 2 acres. This is located in an Agricultural District in Foster Township, more commonly known as **7846 Wolf Road**, Alton, Illinois PPN#20-1-02-28-00-000-015.006 **(05)**

9:40 A.M. – **File #Z15-0055** – Petition of Jeffrey Newton, owner of record, by applicant Tony Newton, requesting an amendment to rezone a tract of land from B-2 General Business District and R-3 Single Family Residential District to B-5 Planned Business District in order to operate a distillery operation. This is located in Fort Russell Township, more commonly known as **5313 State Route 140**, Bethalto, Illinois PPN#15-2-09-08-02-207-013 **(14)**

10:15 A.M. – **File #Z15-0054** – Petition of Gregory Moore, owner of record, requesting a Zoning Amendment to rezone approximately 3 acres from R-2 Single Family Residential District to Agricultural District. This is located in Omphgent Township, more commonly known as **9056 Renken Road**, Staunton, Illinois PPN#12-2-04-11-12-201-021 **(03)**

11:45 A.M. – **File #Z15-0056** – Petition of Jeff Maaske, owner of record, requesting a variance as per Article 92.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a new residence that will be 25 feet from the north property line instead of the required 50 feet. This is located in an Agricultural District in Jarvis Township, more commonly known as **229 S. Liberty**, Troy, Illinois PPN#09-1-22-32-00-000-007.001 **(02)**

12:10 P.M. – **File #Z15-0051** - Petition of Nathan Vering, owner of record, requesting a Special Use Permit as per Article 93.023, Section D, Item 34 of the Madison County Zoning Ordinance in order to have a 100 foot tall wind turbine on-site. This is located in an Agricultural District in Jarvis Township, more commonly known as **8729 Lower Marine Road**, St. Jacob, Illinois PPN#09-1-22-03-00-000-003.002 **(11)**

Ag Jun15/01