



Madison County Government
Madison County Administration Building
157 N. Main Street, Edwardsville, IL 62025
Phone: (618) 692-6200
Website: madisoncountyl.gov

Chris Slusser
County Board Chairman

ZONING BOARD OF APPEALS MEETING
AUGUST 25, 2026 - 5:00 PM
COUNTY BOARD ROOM #304 | 157 N. MAIN ST. | EDWARDSVILLE, IL 62025

AGENDA

A. CALL TO ORDER:

B. ROLL CALL:

Curtis Stephens, Chair
George Ellis
Mary Goode
Joe Pattan
Bruce Riedle
Gary Carruthers

C. APPROVAL OF MINUTES:

1. July 28, 2026 Zoning Board of Appeals Minutes

D. EXPLANATION OF ZONING HEARING PROCEDURES AND SWEARING IN OF ALL PARTIES:

E. ZONING PETITIONS:

1. **Hearing Z26-0078** – Petition of Greg & Renee Muehlfeld with Goshen Restoration & Management LLC, applicants on behalf of Shirley Schienschang, owner of record, requesting a zoning map amendment to rezone 2 dual-zoned tracts of land totaling approximately 11.24 acres from “B-3” Highway Business District and “R-2” Single-Family Residential District to “B-4” Wholesale Business District. This is located in Edwardsville Township at **5363 & 5405 Chain of Rocks Rd, Edwardsville, Illinois**, County Board District #26, PIN#s 14-1-15-29-03-301-035 & 14-1-15-29-03-301-037
2. **Hearing Z26-0079** – Petition of David Jarman, applicant on behalf of SBK Group LLC, owner of record, requesting a Special Use Permit as per §93.032, Section D, Item 7 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-4” Wholesale Business District in Chouteau Township at **5528 Maryville Rd, Granite City, Illinois**, County Board District #21, PIN# 18-1-14-33-02-201-001
3. **Hearing Z26-0081** – Petition of Ralph Atteberry, 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 continue placement of a mobile home on site for the occupancy of Ralph Atteberry and family for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential

District in Wood River Township at **511 N Stanley Rd, Cottage Hills**, Illinois, County Board District #5, PIN# 19-2-08-03-04-401-026

4. **Hearing Z26-0082** – Petition of Janet Asbury, owner of record with Ralph Asbury, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a single-family dwelling that would be 15 feet from the side (west) property line instead of the required 40 feet. This is located in an “A” Agricultural District in Fort Russell Township at **407 E Roosevelt Dr, Moro**, Illinois, County Board District #14, PIN# 15-2-09-05-04-402-017
5. **Hearing Z26-0083** – Petition of Grandview Wittman 2, LLC, applicant on behalf of Grandview Farm Limited Partnership, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 41 of the Madison County Zoning Ordinance in order to develop a Commercial Solar Energy Facility on site. This is located in an “A” Agricultural District in Jarvis Township at **1471 Springvalley Rd, Troy**, Illinois, County Board District #2, PIN# 09-1-22-17-00-000-006

F. UNFINISHED BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

The next regularly scheduled meeting of the Zoning Board of Appeals will be September 22, 2026

If you have a disability and require a reasonable accommodation to attend this meeting, please contact the County’s Compliance Coordinators within 3 business days prior to the scheduled meeting at 618/296-4546 or 618/296-4027 or by email hr@madisoncountyl.gov.