



Madison County Government
Madison County Administration Building
157 N. Main Street, Edwardsville, IL 62025
Phone: (618) 692-6200
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Chris Slusser
County Board Chairman

BUILDING & ZONING COMMITTEE MEETING
MARCH 3, 2026 - 5:00 PM
ROOM #309 | 157 N. MAIN ST. | EDWARDSVILLE, IL 62025

AGENDA

A. CALL TO ORDER:

B. ROLL CALL:

Mick Madison, Chair
Frank Dickerson
Bobby Ross
Terry Eaker
Nick Petrillo
John Janek
Fred Michael

C. PUBLIC COMMENT:

D. APPROVAL OF MINUTES:

February 3, 2026 Building and Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z26-0010 – Petition of Anthony David McDougal, owner of record with Terri McDougal, requesting a Special Use Permit as per §93.023, Section D, Item 13 of the Madison County Zoning Ordinance in order to operate an automobile service and repair station on site. This is located in an “A” Agricultural District in Marine Township at 2940 Marine Rd, Marine, Illinois, County Board District #4, PIN# 06-1-17-28-00-000-018 (**ZBA Recommended Approval with Conditions**)
2. Resolution Z26-0011 – Petition of Sharon Searcy, owner of record, requesting a zoning map amendment to rezone an approximately .57 acre tract of land from “B-4” Wholesale Business District to “R-3” Single-Family Residential District. This is located in Wood River Township at 99 Circle Drive, Cottage Hills, Illinois, County Board District #13, PIN# 19-2-08-11-01-107-017 (**ZBA Recommended Approval**)
3. Resolution Z26-0012 – Petition of Fischer Crays Goshen, LLC, owner of record, requesting a zoning map amendment to rezone a combined total of approximately 37 acres from “A” Agricultural District to “R-1” Single-Family Residential District . This is located in Pin Oak Township, on the south side of Goshen Rd, about .3 miles east of I-55, Edwardsville, Illinois, County Board District #24, PIN#s 10-1-16-21-00-000-001.001 & 10-1-16-21-00-000-009 (**ZBA Recommended Approval**)

4. Resolution Z26-0013 – Petition of Hope Fabicheski, applicant on behalf of Holishor Association, Inc., owner of record, requesting a Special Use Permit as per §93.031, 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-3” Highway Business District in Moro Township at 2 Holiday Point Pkwy, Edwardsville, Illinois, County Board District #5, PIN# 16-2-03-36-04-402-017 **(ZBA Recommended Approval with Conditions)**
5. Resolution Z26-0014 – Petition of Larrick Arnold, applicant on behalf of Mary Ann Arnold, 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 mobile home on site for the occupancy of Mary Ann Arnold, Eugene Arnold, and Muata Folukes for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Nameoki Township at 116 Booker St, Madison, Illinois, County Board District #10, PIN# 17-2-20-31-05-101-002 **(ZBA Recommended Approval with Conditions)**

F. SUBDIVISIONS:

1. Subdivision Variance - Newton Subdivision
2. Newton Subdivision - Minor Plat
3. Subdivision Variance - Friend's Fields Subdivision
4. Friend's Fields Subdivision - Minor Plat

G. PURCHASE APPROVALS:

1. Monthly Bills

H. PURCHASE REQUESTS:

I. PURCHASE RESOLUTIONS:

J. RESOLUTIONS/ORDINANCES:

K. REFUNDS:

L. ADMINISTRATOR’S REPORTS:

M. UNFINISHED BUSINESS:

1. Resolution Z26-0006 – Petition of Edward Lenhardt, 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 mobile home on site for the occupancy of Edward Lenhardt 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 1356 11th St, Cottage Hills, Illinois, County Board District #5, PIN# 19-2-08-03-02-204-015 **(ZBA Recommended Approval with Conditions; B&Z Recommended Denial; County Board sent back to B&Z for further consideration)**

N. NEW BUSINESS:

O. CLOSED SESSION:

1. Closed Session, if necessary, for any lawful exemption pursuant to Section 2(c) of the Illinois Open Meetings Act

P. ADJOURNMENT:

The next regularly scheduled meeting of the Building & Zoning Committee will be April 7, 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.