



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

Chris Slusser
County Board Chairman

BUILDING & ZONING COMMITTEE MEETING
APRIL 7, 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:

1. March 3, 2026 Building and Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z26-0015 – Petition of Apollo Properties, LLC, owner of record, requesting a zoning map amendment to rezone an approximately .45 acre tract of land from “B-1” Limited Business District to “R-5” Multiple-Family Residence District. This is located in Chouteau Township at 5429 Maryville Rd, Granite City, Illinois, County Board District #21, PIN# 18-2-14-33-01-102-012 **(ZBA Recommended Denial)**
2. Resolution Z26-0016 – Petition of Joshua Harkey, applicant on behalf of Stephen Sherwood, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep goats on the property. Also requesting a variance to keep 4 goats instead of the maximum of 2 allowed. This is located in an “R-3” Single-Family Residential District in Fort Russell Township at 101 Echo Ln, Bethalto, Illinois, County Board District #14, PIN# 15-2-09-08-04-406-009 **(ZBA Recommended Approval of the Special Use Permit, and Denial of the Variance)**
3. Resolution Z26-0017 – Petition of Hunter James, applicant on behalf of Donald James, Sr. and Amy James, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 32 of the Madison County Zoning Ordinance in order to operate a Landscaping Services business on site. This is located in an “A” Agricultural District in Nameoki Township at 4411 Hasty Acres, Granite City, Illinois, County Board District #16, PIN# 17-1-20-12-00-000-017.005 **(ZBA Recommended Approval with Conditions)**

4. Resolution Z26-0021 – Petition of Noeth Development, Inc., owner of record, requesting a zoning map amendment to rezone an approximately 2.37 acre tract of land from “R-1” Single-Family Residential District, “R-2” Single-Family Residential District and “B-3” Highway Business District to “B-4” Wholesale Business District. This is located in Edwardsville Township at 5267 Chain of Rocks Rd, Edwardsville, Illinois, County Board District #26, PIN# 14-1-15-29-03-301-027 (**ZBA Recommended Denial**)
5. Resolution Z26-0024 – Petition of Robert Cason, Jr. and Brenda Cason, owners of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on the property. This is located in an “R-4” Single-Family Residential District in Wood River Township at 63 N Stanley Rd, Cottage Hills, Illinois, County Board District #5, PIN# 19-2-08-03-04-407-002 (**ZBA Recommended Approval with Conditions**)

F. SUBDIVISIONS:

G. PURCHASE APPROVALS:

1. Monthly Bills

H. PURCHASE REQUESTS:

I. PURCHASE RESOLUTIONS:

J. RESOLUTIONS/ORDINANCES:

K. REFUNDS:

1. Refund Request - Z26-0030

L. ADMINISTRATOR’S REPORTS:

M. UNFINISHED BUSINESS:

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 May 5, 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@madisoncountylil.gov.