



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
MAY 5, 2026 - 5:00 PM
COUNTY BOARD ROOM #304 | 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. April 7, 2026 Building and Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z26-0033 – Petition of Michael W Reichert, LLC, owner of record, requesting a variance as per §93.025, Section D, Item 5 of the Madison County Zoning Ordinance in order to construct a single-family dwelling that would be 10 feet from the rear property line instead of the required 30 feet. This is located in an “R-3” Single-Family Residential District in Nameoki Township at 2 Barbara Ct, Granite City, Illinois, County Board District #16, PIN# 17-2-20-13-04-404-002 (**ZBA Recommended Approval 4-0**)
2. Resolution Z26-0036 – Petition of Trentino Solar, LLC, applicant on behalf of Lorraine M. Keller Declaration of Trust #200, 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 Edwardsville Township at 2951 Old Troy Rd, Glen Carbon, Illinois, County Board District #24, PIN# 14-1-15-25-00-000-004 (**ZBA Recommended Denial 4-0**)
3. Resolution Z26-0037 – Petition of Michael Fleming, owner of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (d) in order to construct an accessory structure within a front yard on a corner lot, where the structure will be in front of the principal dwelling while meeting required setback distances. This is located in an “R-5” Multiple-Family Residence District in Chouteau Township at 23 Paul Dr, Granite City, Illinois, County Board District #21, PIN# 18-2-14-32-02-201-021 (**ZBA Recommended Approval 4-0**)

4. Resolution Z26-0039 – Petition of Mitchell Walls, owner of record with Hannah Gvillo, requesting a Special Use Permit as per §93.023, Section D, Item 45 of the Madison County Zoning Ordinance to allow an Accessory Dwelling Unit on the property. This is located in an “A” Agricultural District in Foster Township at 3813 Pelot Pl, Alton, Illinois, County Board District #5, PIN# 20-1-02-22-00-000-042 (**ZBA Recommended Approval with Conditions 4-0**)

F. SUBDIVISIONS:

1. Asbury's Acres - Minor Plat
2. Chapman Estates - Minor Plat
3. Borage Subdivision - Minor Plat

G. PURCHASE APPROVALS:

1. Monthly Bills

H. PURCHASE REQUESTS:

I. PURCHASE RESOLUTIONS:

J. RESOLUTIONS/ORDINANCES:

K. REFUNDS:

1. Refund Request - Z26-0034
2. Refund Request - Z26-0035
3. Refund Request - SUB2026-0005

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 June 2, 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@madisoncountyil.gov.