

Building & Zoning Committee
Meeting Minutes for December 2, 2025

Members Present:

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

Members Absent:

None

Others Present:

Chris Doucleff, Administrator
Jen Hurley, Zoning Coordinator
Jessica Klingelhofer, Zoning Assistant

Call of Meeting to Order and Roll Call:

Chairman Madison called the meeting of the Building & Zoning Committee to order at 5:00 p.m. and conducted roll call.

Public Comment:

Approval of Minutes:

Chairman Madison asked the Committee if all members had reviewed the minutes from the November 4, 2025 meeting, and if they had any changes to be made. Chairman Madison approved the minutes.

Zoning Resolutions:

Jen Hurley, Zoning Coordinator, gave the overview of the three zoning petitions on the agenda.

Ms. Hurley introduced Resolution Z25-0074, petition of Curtis Engelmann. She said the subject property is located at 3732 Sand Road, Edwardsville, County Board District #17. Ms. Hurley stated he is requesting a zoning map amendment to rezone an approximately 1.40 acre tract of land from "R-3" Single-Family Residential District to "A" Agricultural District and also requesting a Special Use Permit in order to operate a Landscaping Services business on site and a to operate the business on a tract of land that is 1.40 acres instead of the required 5 acre minimum for Landscaping Services. Ms. Hurley stated the property is under violation for running a business in a residential district and having commercial vehicles and equipment on the property, but approval of this request would resolve the violations. Ms. Hurley said there was no opposition expressed and ZBA Recommended Approval with Conditions 5-0.

Ms. Hurley introduced Resolution Z25-0075, petition of Laurel Calloway. She said the subject property is located at 4585 Zika Lane, Edwardsville, County Board District #11. Ms. Hurley said the property is located in an "A" Agricultural District in Pin Oak Township, and the applicant is requesting a variance in order to construct a single-family dwelling that would be 20 feet from the side (west) property line instead of the required 40 feet. Ms. Hurley stated there are no outstanding violations, no opposition was expressed, and the only neighbor impacted by the decreased setbacks will be the applicant's son. Ms. Hurley said ZBA recommended Approval 5-0.

Ms. Hurley introduced Resolution Z25-0076, petition of Steven and Cathy Prewett. She said the subject property is located at 2934 Seiler Road, Alton, County Board District #5. Ms. Hurley stated they are requesting a variance in order to construct

an accessory structure that would be 5 feet from the side (east) property line instead of the required 15 feet. Ms. Hurley stated there are no outstanding violations and no opposition was expressed, and staff received a letter of support from the adjoining property owner to the east. Ms. Hurley said ZBA recommended Approval 5-0.

Subdivisions:

Pre-Application Presentation:

None

New Business:

Chairman Madison had a question about Resolution Z25-0074. Chairman Madison asked the applicant about his timeline for putting up a building on the property to store his equipment. Mr. Engelmann stated that he hasn't even looked into that yet because he wasn't aware that he would need one until recently. Chairman Madison asked if some of the equipment could be stored in any of the existing buildings and Mr. Engelmann said they can. Mr. Engelmann discussed his concerns with having to build an enclosed structure for storage. A discussion ensued. Board Member Terry Eaker asked about the storing of wood chips or logs on site. Mr. Engelmann stated that he delivers the firewood in the winter and typically takes items to a composting yard, however the facility he was utilizing does not have enough grinders to accommodate the tree services in the area. Mr. Engelmann spoke about the alternative ways he usually gets rid of the debris and a discussion ensued.

Chairman Madison brought in Resolutions Z25-0074, Z25-0075, Z25-0076, and the Purchase Approval. John Janek made a motion to approve. Seconded by Fred Michael. Roll-call vote. All ayes. Motion passes.

Administrator's Report:

Building and Zoning Administrator Chris Doucleff stated that in November there were 40 more permits issued compared to the same month last year. He reminded everyone about the Household Hazardous Waste collection on Saturday, December 13th at the Wood River Facility from 8am-3pm and stated it was free to all residents of Madison County.

Unfinished Business:

Adjournment:

Frank Dickerson made a motion to adjourn the meeting. Seconded by Nick Petrillo. Voice-vote. All ayes. Motion passes. Meeting adjourned.