

**Building & Zoning Committee
Meeting Minutes for March 3, 2026**

Members Present:

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

Members Absent:

Nick Petrillo

Others Present:

Chris Doucleff, Administrator
Jen Hurley, Zoning Coordinator

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:

Tim Cummings spoke about Resolution Z26-0012. He stated that he spoke in opposition of the project at last weeks meeting, mainly due to the size of the lots of the future subdivision causing additional issues with stormwater runoff. Since then, he said he has spoken with the City Engineer of Edwardsville and discovered the project may actually help with the runoff issues. Mr. Cummings said he also met with the Applicant and Project Manager and they have alleviated his concerns. Mr. Cummings stated that he now supports the project.

Tricia Newton spoke about the Newton Subdivision Minor Plat with a Subdivision Variance. She stated she has 2 acres in Alhambra on Conn Road and they bought an additional 1.75 acres to build on since their son is planning to buy their house.

Justin Venvertloh spoke about Resolution Z26-0012. He is the Project Manager for the Fischer Crays Goshen rezoning from Agricultural to Residential and the future subdivision proposal that will include 24 1-acre lots. He said the project is within the City of Edwardsville's mile and a half radius so he is working with them on approval as well. He states that after last weeks meeting, he reached out to several homeowners who had concerns about the project. He said that they have worked through their differences and agreed to a couple items to prove that they want to be good neighbors. Mr. Venvertloh said they have agreed to provide a detention basin that will reduce runoff and perform maintenance work on the culvert along Cummings Lane. He said that all lots will meet R-1 Residential District zoning regulations with Madison County and with the City of Edwardsville.

Approval of Minutes:

Chairman Madison asked the Committee if all members had reviewed the minutes from the February 3, 2026 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 five new zoning petitions, two minor subdivisions with variances, and one item of unfinished business on the agenda.

Ms. Hurley introduced Resolution Z26-0010, petition of Anthony David McDougal, owner of record with Terri McDougal. She said the subject property is zoned "A" Agricultural District at 2940 Marine Road in Marine, Illinois, and located in Marine Township in County Board District #4. Ms. Hurley said the applicant is requesting a Special Use Permit in order to operate an automobile service and repair station on site. She said the applicant intends to operate a small-scale automotive and small engine repair service for vehicles, lawn equipment, and other small engines, all within an enclosed garage/workshop. Ms.

Hurley said there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval with Conditions 5-0.

Ms. Hurley introduced Resolution Z26-0011, petition of Sharon Searcy, owner of record. She said the property is located in Wood River Township at 99 Circle Drive, Cottage Hills, in County Board District #13. Ms. Hurley said the applicant is 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 in order to construct a single-family dwelling. She stated there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval 5-0.

Ms. Hurley introduced Resolution Z26-0012, petition of Fischer Crays Goshen, LLC, owner of record. She said the subject property is located in Pin Oak Township, on the south side of Goshen Road, about .3 miles east of I-55, Edwardsville, Illinois, in County Board District #24. Ms. Hurley said the applicant is 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. Ms. Hurley said that if approved for the rezoning, the applicant will be proposing a 30-lot subdivision, with 24 residential lots and 6 common space areas. She said there are no outstanding violations, staff received 2 letters from nearby property owners with questions and concerns, and several nearby landowners spoke in opposition at ZBA. Ms. Hurley said that ZBA Recommended Approval 5-0.

Ms. Hurley introduced Resolution Z26-0013, petition of Hope Fabicheski, applicant on behalf of Holishor Association, Inc. She said the subject property is located in Moro Township at 2 Holiday Point Parkway, in Edwardsville, Illinois, in County Board District #5. Ms. Hurley said the property is zoned "B-3" Highway Business District and the applicant is requesting a Special Use Permit in order to operate an Eating and Drinking Establishment in the existing building on site. Ms. Hurley said the applicant intends to operate a dine-in family restaurant. She stated there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval with Conditions 5-0.

Ms. Hurley introduced Resolution Z26-0014, petition of Larrick Arnold, applicant on behalf of Mary Ann Arnold, owner of record. She said the subject property is located in Nameoki Township at 116 Booker Street, Madison, Illinois, in County Board District #10 and zoned "R-4" Single-Family Residential District. She said the applicant is requesting a Special Use Permit in order to place a mobile home on site. Ms. Hurley said there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval with Conditions 5-0.

Subdivisions:

Ms. Hurley introduced the Newton Subdivision. She said the property is approximately 3.75 acres in size and zoned "A" Agricultural District. Ms. Hurley stated it is a 2 lot minor subdivision with Lot 1 being 1.75 acres, which needs a variance request, and Lot 2 being 2.00 acres. She stated the property is not within the 1.5 mile growth area of any municipalities. She said Lot 2 includes the existing single-family dwelling on the property and the plan for the proposed Lot 1 include a new single-family dwelling. Ms. Hurley said Lot 1 will have access to Conn Road through a private lane access easement running through Lot 2, in which a variance is also requested for Lot 1 to have 33 ft of frontage abutting a private lane instead of the required 40 ft. She said there is no floodplain on the property and the private lane will be subject to a maintenance agreement between the owners of Lot 1 and Lot 2.

Ms. Hurley introduced the Friend's Fields Subdivision. She said the property is approximately 10.0 acres in size and zoned "A" Agricultural District. Ms. Hurley stated it is a 5 lot minor subdivision, and the existing rights-of-way for Lilac and Cypress Roads are required to be dedicated to the public, which totals .95 acres. She said the resulting lots would then each be 1.81 acres, so a variance is requested. Ms. Hurley said the property is not within the 1.5 mile growth area of any municipalities and future development on the 5 new lots may include new single-family dwellings. She said the applicants are not proposing any new access easements, as each lot will have frontage on a public road. Ms. Hurley stated there is no floodplain on the property.

Pre-Application Presentation:

None

New Business:

Chairman Madison brought in Resolution Z26-0006. He stated that Mr. Lenhardt was at the Committee meeting last month and when it was brought up at the County Board Meeting it was decided to send back to Committee for review because it was going to be voted down. Chairman Madison discussed the details of the Resolution and the Applicant's intent to put the mobile home on a

residential foundation with footings. John Janek made a motion to approve. Seconded by Bobby Ross. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z26-0010. Bobby Ross stated he knows Mr. McDougal will be a benefit to the community with his services. Bobby Ross made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z26-0011. Frank Dickerson made a motion to approve. Seconded by Terry Eaker. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z26-0012. Bobby Ross asked about the lot sizes and the applicant stated they would be a minimum of 1-acre lots with some being a little larger. Mr. Ross asked about the water and sewer on the parcel. The applicant said Bond-Madison would provide the water and homes will be on private sewage systems. Drainage systems were discussed. Bobby Ross made a motion to approve. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z26-0013. Terry Eaker made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z26-0014. John Janek made a motion to approve. Seconded by Fred Michael. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Subdivision Variance for Newton Subdivision and the Newton Subdivision, Minor Plat. John Janek made a motion to approve. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Subdivision Variance for Friend's Fields Subdivision and the Friend's Fields Subdivision, Minor Plat. Terry Eaker made a motion to approve. Seconded by Bobby Ross. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Purchase Approvals. Frank Dickerson 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 spoke about the number of permits taken in for February. He said they were down a little bit from the month before, but saw an increase over the same month last year. He said there were four new home permits issued. He also spoke about the Household Hazardous Waste collection at the 249 N Old St. Louis Road in Wood River and said it was open the second Saturday of every month with an event coming up on March 14th from 8am-3pm. Mr. Doucleff also spoke about the Electronic Waste Program, with the first collection date of the year being April 11th from 8am-230pm at CJD E-Cycling at 5257 N. State Route 157 in Edwardsville.

Unfinished Business:

Ms. Hurley introduced Resolution Z26-0014, petition of Larrick Arnold on behalf of Mary Ann Arnold. She said the subject property is located in Nameoki Township at 116 Booker Street in Madison, County Board District #10 and zoned "R-4" Single-Family Residential. She said the applicant is requesting a Special Use Permit in order to place a mobile home on site. Ms. Hurley stated there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval with Conditions 5-0.

Adjournment:

Bobby Ross made a motion to adjourn the meeting. Seconded by John Janek. Voice-vote. All ayes. Motion passes. Meeting adjourned.