



Madison County Government
Madison County Administration Building
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Chris Slusser
County Board Chairman

BUILDING & ZONING COMMITTEE MEETING
JULY 7, 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. June 2, 2026 Building and Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z26-0050 – Petition of Austria Sanchez, owner of record with Ramon Mata, requesting a Special Use Permit as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to continue placement of a mobile home on site for the occupancy of Austria Sanchez and family for a period not to exceed 5 years. This is located in an “A” Agricultural District in Pin Oak Township at 8602 Fruit Rd, Edwardsville, Illinois, County Board District #11, PIN# 10-1-16-03-00-000-003 (**ZBA Recommended Approval with Conditions 5-0**)
2. Resolution Z26-0056 – Petition of Josh Stafford, owner of record, requesting a Special Use Permit as per §93.036, Section D, Item 2 of the Madison County Zoning Ordinance in order to construct a single-family dwelling. This is located in an “M-3” Heavy Manufacturing District in Venice Township at 2513 North St, Granite City, Illinois, County Board District #10, PIN# 21-2-19-12-04-401-001 (**ZBA Recommended Approval with Conditions 5-0**)
3. Resolution Z26-0057 – Petition of Patrick Meyer, owner of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) in order to construct an accessory structure that would be 40 feet from the front (east) property line instead of the required 50 feet. This is located in an “A” Agricultural District in Ft Russell Township at 6611 W Liberty Prairie Ln, Edwardsville, Illinois, County Board District #5, PIN# 15-1-09-11-00-000-004.017 (**ZBA Recommended Approval 5-0**)

4. Resolution Z26-0061 – Petition of Carl and Cynthia McGaughey, owners of record, requesting a Special Use Permit as per §93.025, Section G, Item 9, in order to continue placement of a mobile home on site for the occupancy of Tara Johnson for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Wood River Township at 76 Circle Dr, Cottage Hills, Illinois, County Board District #13, PIN# 19-2-08-11-01-107-013.001 (**ZBA Recommended Approval with Conditions 5-0**)
5. Resolution Z26-0062 – Petition of Arena Navigator 1 Solar, LLC, applicant on behalf of Fosterburg-255, LLC, 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 Foster Township along Fosterburg Rd and Harris Ln, Alton, Illinois, County Board District #5, PIN#s 20-1-02-33-00-000-010 & 20-1-02-33-04-401-009 (**ZBA Recommended Approval with Conditions 5-0**)
6. Resolution Z26-0065 – Petition of Mary Goode, owner of record, requesting a zoning map amendment to rezone an approximately 2.60 acre tract of land from “B-3” Highway Business District to “R-6” Mobile Home Park District. This is located in Nameoki Township at 4534 State Route 162, Granite City, Illinois, County Board District #16, PIN# 17-1-20-12-00-000-010 (**ZBA Recommended Approval 4-0**)

F. SUBDIVISIONS:

1. Wendell Ridge - 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:

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 August 4, 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.