

Madison County Zoning Board of Appeals Meeting Minutes
Tuesday, June 23, 2026 at 5:00 p.m.
County Board Room

Members Present: Gary Carruthers, George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Curtis Stephens

A. Call to Order

Sharon Sherrill, Chairperson, called the meeting to order at 5:00 p.m. and conducted roll call.

B. Approval of Minutes

Chairperson Sherrill asked for a motion to approve the meeting minutes from May 26, 2026. Bruce Riedle made a motion to approve. Seconded by Joe Pattan. Voice-vote. All ayes. Motion approved.

C. Explanation of Zoning Hearing Procedures and Swearing in of All Parties

Chairperson Sherrill explained hearing procedures to meeting attendees and swore in staff members and all parties wishing to address the Board.

D. Zoning Petitions

The Zoning Board of Appeals conducted the zoning petitions on the six agenda items.

Please see the attached Findings of Facts for a summary of each zoning hearing and public comment.

E. Citizens Wishing to Address the Zoning Board of Appeals

Please see the attached Findings of Facts for a summary of each zoning hearing and public comment.

F. Unfinished Business

None

G. New Business

1. **Hearing 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. A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of Austria Sanchez be **Approved with Conditions**. Roll-call vote. All Ayes. **Motion passes.**
2. **Hearing 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. A **motion** was made by Joe Pattan and **seconded** by Bruce Riedle that the petition of Josh Stafford be **Approved with Conditions**. Roll-call vote. All Ayes. **Motion passes.**
3. **Hearing 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. A **motion** was made by Bruce Riedle and **seconded** by Mary Goode that the petition of Patrick Meyer be **Approved**. Roll-call vote. All Ayes. **Motion passes.**
4. **Hearing 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. A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of Carl and Cynthia McGaughey be **Approved with Conditions**. Roll-call vote. All Ayes. **Motion passes.**

5. **Hearing 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. A **motion** was made by Joe Pattan and **seconded** by Bruce Riedle that the petition of Arena Navigator 1 Solar, LLC, applicant on behalf of Fosterburg-255, LLC, be **Approved with Conditions**. Roll-call vote. All Ayes. **Motion passes.**
6. **Hearing Z26-0061** – 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. A **motion** was made by Joe Pattan and **seconded** by Bruce Riedle that the petition of Mary Goode be **Approved with Conditions**. Roll-call vote. Ayes: Gary Carruthers, George Ellis, Joe Pattan, Bruce Riedle. Abstain: Mary Goode, Sharon Sherrill. **Motion passes.**

H. Adjournment

Bruce Riedle made a motion to adjourn the meeting. Seconded by Joe Pattan. Voice-vote. All ayes. Motion passes. Meeting adjourned.

Madison County Zoning Board of Appeals
June 23, 2026 Findings of Fact and Recommendations

Sharon Sherrill, Chairperson, called the meeting to order at 5:00 p.m. in the Madison County Board Room.

Members Present: Gary Carruthers, George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Curtis Stephens

The Board of Appeals, established by the Chairman and the Board of Supervisors and provided for under the terms of the Madison County Zoning Ordinance, 1963 and all subsequent amendments and revisions thereto does hereby submit the Reports and Recommendations on the following:

Hearing Z26-0050 – Petition of Austria Sanchez (Pin Oak Township)

Hearing Z26-0056 – Petition of Josh Stafford (Venice Township)

Hearing Z26-0057 – Petition of Patrick Meyer (Ft Russell Township)

Hearing Z26-0061 – Petition of Carl and Cynthia McGaughey (Wood River Township)

Hearing Z26-0062 – Petition of Arena Navigator 1 Solar, LLC, on behalf of Fosterburg-255, LLC (Foster Township)

Hearing Z26-0065 – Petition of Mary Goode (Nameoki Township)

Finding of Fact and Recommendations

Hearing 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.

Members Present: Gary Carruthers, George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Curtis Stephens

A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of Austria Sanchez be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Austria Sanchez for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Austria Sanchez and family occupy the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new Special Use Permit once Austria Sanchez and family vacate the structure.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Austria Sanchez spoke about her request and stated she was trying to get the Special Use Permit for her mobile home; **VI.** Zoning Board Member Mary Goode asked Ms. Sanchez how long she has lived there. Ms. Sanchez stated she has lived there since November.

Roll-call vote.

Ayes to the motion: Gary Carruthers, George Ellis, Mary Goode, Joe Pattan, Bruce Riedle

Nays to the motion: None

Whereupon the Chairperson declared the motion duly adopted.

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Finding of Fact and Recommendations

Hearings 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.

Members Present: Gary Carruthers, George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Curtis Stephens

A **motion** was made by Joe Pattan and **seconded** by Bruce Riedle that the petition of Josh Stafford be **Approved with Conditions** as follows:

1. This Special Use Permit is for a single-family dwelling, frame construction only, and is granted for the current owner of the property and shall be transferrable to subsequent owners, so that a change of property ownership will not require an updated Special Use Permit.
2. The owner shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Josh Stafford spoke about his request; **VI.** Zoning Board Member Mary Goode asked if there was any opposition. Chairperson Sherrill stated there was no opposition; **VII.** Zoning Board Member Joe Pattan asked Mr. Stafford what kind of house he was planning to build. Mr. Stafford stated he intends to build a small home that will be about 800 square feet. Building and Zoning Administrator Chris Doucleff stated that would meet the minimum square footage requirements.

Roll call vote.

Ayes to the motion: Gary Carruthers, George Ellis, Mary Goode, Joe Pattan, Bruce Riedle

Nays to the motion: None

Whereupon the Chairperson declared the motion duly adopted.

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Finding of Fact and Recommendations

Hearing 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.

Members Present: Gary Carruthers, George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Curtis Stephens

A **motion** was made by Bruce Riedle and **seconded** by Mary Goode that the petition of Patrick Meyer be **Approved**.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Patrick Meyer spoke about his request for a variance; **VI.** Zoning Board Member Mary Goode asked Mr. Meyer if he had his property surveyed. Mr. Meyer discussed how he did not have the property surveyed recently but he has pin locations from a previous survey and a neighbor who recently had their property surveyed. Mr. Meyer also discussed how some pins are in the road, which is a County road that the neighbors maintain. He stated he has an alternate plan if this variance isn't approved; **VII.** Chairperson Sharon Sherrill asked about the pins and Mr. Meyer discussed the location of the three pins he was able to locate. Chairperson Sherrill discussed the road and the easement on the property. Mr. Meyer stated he may also have to adjust his intended location after JULIE comes out to mark the underground utilities on his property, and he also plans to stay as far away from the power pole with overhead lines as Ameren recommends; **VIII.** Zoning Board Member Gary Carruthers asked if Mr. Meyer anticipated any grading issues. Mr. Meyer discussed the location of the structure being far away from the grading of the land and how it shouldn't affect the drainage; **IX.** Zoning Board Member Mary Goode asked for more specifics on the location of the structure in relation to the right-of-way. Mr. Meyer stated he measured 40 feet from the end of the road. A discussion ensued.

Roll-call vote.

Ayes to the motion: Gary Carruthers, George Ellis, Mary Goode, Joe Pattan, Bruce Riedle

Nays to the motion: None

Whereupon the Chairperson declared the motion duly adopted.

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Finding of Fact and Recommendations

Hearing 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.

Members Present: Gary Carruthers, George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Curtis Stephens

A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of Carl and Cynthia McGaughey be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Carl and Cynthia McGaughey for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Tara Johnson occupies the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new Special Use Permit once Tara Johnson vacates the structure.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Carl McGaughey spoke about his request and discussed his plan to keep the mobile home for Tara Johnson to live in and he will remove the home when she no longer needs it. He said he intends to remove the home and sell the parcel to the nearby car wash at that point; **VI.** Zoning Board Member Mary Goode asked if Ms. Johnson currently lived in the home. Mr. McGaughey stated she does.

Roll-call vote.

Ayes to the motion: Gary Carruthers, George Ellis, Mary Goode, Joe Pattan, Bruce Riedle

Nays to the motion: None

Whereupon the Chairperson declared the motion duly adopted.

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Finding of Fact and Recommendations

Hearing 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.

Members Present: Gary Carruthers, George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Curtis Stephens

A **motion** was made by Joe Pattan and **seconded** by Bruce Riedle that the petition of Arena Navigator 1 Solar, LLC, applicant on behalf of Fosterburg-255, LLC, be **Approved with Conditions** as follows:

1. This special use permit is granted for the sole usage of Arena Navigator 1 Solar, LLC for a 3.60 megawatt commercial solar energy facility inside the project area.
2. Applicant has proposed, and shall adhere to, the submitted site plan **attached** hereto, which provides a minimum setback of 200 feet from the nearest dwelling, as well as landscape screening along property boundaries, and a woven wire fence enclosing the facility.
3. Applicant has proposed and shall adopt a decommissioning plan which includes posting 100% of the Project decommissioning bond upon issuance of a building permit, through a surety bond or equivalent financial instrument acceptable to the County.
4. If at any point in the future the current owner of the underlying property or Arena Navigator 1 Solar, LLC intend to transfer their/its interest in the property or facility, the Madison County Building & Zoning Administrator shall be notified in writing and be provided all necessary information pertaining to the new entities or parties involved.
5. All vegetation, shrubbery, or other planting shall be well-maintained and kept free of noxious weeds and invasive plants.
6. Applicant shall keep the property in compliance with all Madison County Ordinances.
7. The owner's failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the solar project from the site.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Zoning Coordinator Jen Hurley read aloud two letters of opposition: (1) "Being a resident on Wolf Road, Foster Twp, we are on opposition to the application for a solar farm on Harris Lane, Alton, Illinois. This property is in very close proximity to home owners who will join in the opposition along with us. Steve and Dona Rickert."; (2) "Good evening, Zoning Appeals Board. My name is Julie Hamilton and I'm sending this email of opposition to petition Z26-0062, Arena Navigator 1 Solar LLC, applicant on behalf of Fosterburg – 255 LLC, requesting a special use permit to develop a commercial solar energy facility on Parcel ID 20-1-02-33-04-401-009. I send my comments on behalf of residents living in the Wolf/Drexelius/Vonnahmen Rd. neighborhood, which is approximately a 0.5 mile from the proposed site. As you may recall, your board heard from several of us in July of 2025, when petitions Z25-0044 and Z25-0045 were requesting a special use permit to develop commercial solar energy facilities. I want to remind you that this Board denied them their permit, as well as, the Zoning Board and County Board. My family, as well as the residents of Foster Township, still strongly oppose solar facilities in this township. We are all very committed to keeping our township a semi-residential agricultural community. I urge you all to vote to deny Navigator their special use permit! Respectfully, Julie Hamilton."; **VI.** Sean Pluta, an Attorney on behalf of Arena Navigator 1 Solar, LLC, spoke about the request. He discussed the proposed location of the solar project and stated he did not represent the Wolf Road projects, and this project site is not connected to the Wolf Road projects. He stated that this is a 16-acre space that will be converted on the 24-acre parcel, and this project is a little over half the size as most projects he has previously represented before the Board. Mr. Pluta discussed the State laws and regulations for Special Use Permits for solar projects. He stated that the application for this project meets all the regulations required, and it exceeds the required setback from residential homes of 150 feet by an additional 50 feet to the fenceline. Mr. Pluta said the project will be enclosed with a fence and have landscaping and vegetative screening around the project's perimeter. He stated that the application also includes the EcoCAT report, an Agricultural Impact Mitigation Agreement with the Illinois Department of Agriculture as well as the decommissioning process and bond. He stated the decommissioning bond phases in over a 10-year period after the project

has been constructed, however they are providing to offer that right away in full even before beginning construction because they know from previous projects that is a common concern from Board Members. Mr. Pluta discussed the zoning factors listed in the “Standard of Review for Special Use Permits” that were considered for compatibility of this project; **VII.** Sam Walch, the Project Developer with Arena Renewables, spoke about his company and how they plan to own and operate this project. He also discussed how the project would be 3.60 megawatts, have no battery storage on site, and the project would bring in extra tax revenue for the County. Mr. Walch also explained how community solar works for Ameren subscribers and the credits they could receive on their bills. He discussed the concessions for this project, including the landscaping, the increased setbacks, the fully funded decommissioning bond prior to construction, the community benefit agreement, pollinator friendly vegetation and a visually pleasing fence; **VIII.** Daniel Blalock, with Kimley-Horn Engineering Firm, spoke about the design aspects of the project. He discussed stormwater management, the pollinator-friendly vegetation that will be used, and the drain tiles on the property. Mr. Blalock also explained how the panels will be made of tempered glass and have a very low risk of any soil contaminants; **IX.** Sam Walch spoke again about the visual aspects of the project. He explained how the evergreen trees will be 6 to 8 feet tall when planted and will grow to about 30 feet tall after five years at maturity, and shrubs will be placed between them. He also discussed some details of the AIMA and the decommissioning bond; **X.** Zoning Board Member Mary Goode asked how many facilities the company has installed. Sam Walch responded that they have not completed construction on any facilities yet, but there are two that will be completed this year, and this is approximately the fifteenth or twentieth project for the company. Ms. Goode asked who they will be selling this project to, and Mr. Walch stated that they are not selling this project. A discussion ensued; **XI.** Zoning Board Member Gary Carruthers asked about the drainage tiles. Mr. Walch discussed the remediation that would occur to keep the same drainage pattern; **XII.** Zoning Board Member Joe Pattan spoke about the location of the subject parcels and the high visibility of the project, and a solar project possibly being an underutilization of the site. Mr. Walch stated that the important thing about solar projects is that they are somewhat temporary in nature, so after 30 to 40 years, the subject parcels will return to agricultural use or other developments. Mr. Pattan asked if it would be 30 or 40 years. Mr. Walch stated that this project is aimed at having a 40-year life. Sean Pluta stated he has visited the site and there is also opportunity for development to the north of the subject parcels. Mr. Pluta also discussed the accessibility of electricity and how these projects keep in mind the future expansion of cities. Mr. Pluta also stated that this parcel was leased and not purchased for the project, so the landowner must think that this is the best offer for development; **XIII.** Zoning Board Member Mary Goode spoke about this location being a better fit for this type of project than some of the other locations brought before the Board. She questioned the savings program through Ameren. Mr. Walch stated the discount is roughly 10% off subscribers bills through the State-funded program. Zoning Board Member Gary Carruthers asked for additional details. Mr. Walch explained how the energy is sold to Ameren and Ameren sells it to customers as energy credits; **XIV.** Zoning Board Member Bruce Riedle asked if the subject parcels were considered prime farm ground by the State. Mr. Walch stated that he did not know; **XV.** Josh Stafford asked if the solar project would harm the crops. Sean Pluta discussed the area and stated that solar farms do not create noxious gas, and there is no leaching from the panels that would affect groundwater, and the drain tile remediation would prevent different runoff patterns that could affect drainage on other parcels.

Roll-call vote.

Ayes to the motion: Gary Carruthers, George Ellis, Mary Goode, Joe Pattan, Bruce Riedle

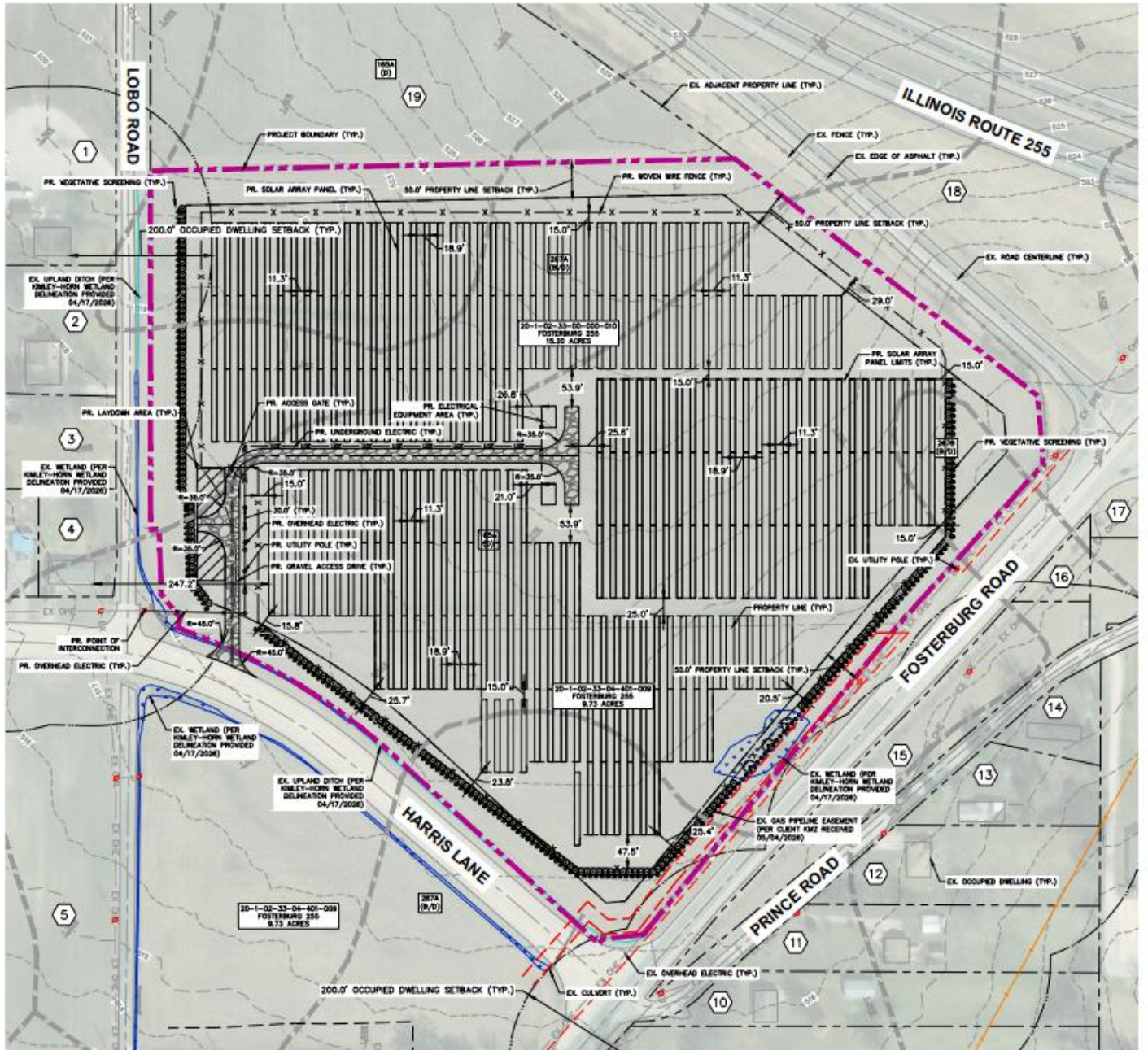
Nays to the motion: None

Whereupon the Chairperson declared the motion duly adopted.

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Hearing Z26-0062: Attached Site Plan:



Hearing 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.

Members Present: Gary Carruthers, George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Curtis Stephens

A **motion** was made by Joe Pattan and **seconded** by Bruce Riedle that the petition of Mary Goode be **Approved**.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Zoning Coordinator Jen Hurley read aloud the following two letters: (1) "To the Zoning Board, My name is Carl Ropac, my address is 4538 State Rt. 162, Granite City, Il. I live at the property adjacent to 4536 & 4534 State Rt. 162, Granite City, with my mother, Pauline Ropac. Mary Goode has been our neighbor now since 2010, when she purchased the Vault Co. building, located at 4560 State Rt 162 Granite City, Il. We watched them transform the old concrete Vault Co. building into a beautiful Warehouse facility. We was excited to see that she had purchased the park. Since Mary purchased the park and house, she has done more to enhance the area in a few months than the previous owners did in twenty years. She offered & removed trees and cleared brush behind and alongside my trailer at no cost to us. The area continues to improve under her ownership. My mother and I fully support her request for rezoning and have no objections. Thank you for your time and consideration. Sincerely, Carl & Pauline"; (2) "To whom it may concern: I am unable to make the meeting for the zoning hearing for 4534 State Route 162 this evening, but I would like to let my concerns be known. I have no concerns about the current mobile home park that already exists being there as long as it is not turned into an RV park. Mary has made the property look very good and we are happy for that. My biggest concern is the amount of rock and dirt that is being brought in. With my property laying lower than hers this sets me up to have more issues as more water drainage will be added to my property. Elizabeth Grant, 4528 State Route 162, and Michelle Ward, 4532 State Route 162"; **VI.** Applicant Mary Goode spoke about her request. She discussed the history of the surrounding parcels and the subject parcel. She described how she has been cleaned up and maintained the properties. Ms. Goode said her original plan was to get rid of the trailers and have an RV-Park on the subject property but has since changed her mind and is keeping the trailers and there will be no RV's on site. She discussed how she works with the tenants in the trailer park to help maintain the property; **VII.** Zoning Board Member Gary Carruthers asked if there were sewer mains on the property. Ms. Goode discussed the property being on a private sewage system and how she had everything inspected and everything passed. She also stated that she is not adding anything, just maintaining what is already on the property at this point; **VIII.** Zoning Board Member Bruce Riedle asked if these trailers have just been there without the proper zoning. Ms. Goode stated the property is zoned "Business". Randy from the audience stated the trailer park has been there since 1957. Building and Zoning Administrator Chris Doucleff discussed this property being a legal non-conforming use, and Ms. Goode is asking for the correct zoning for the property going forward.

Roll-call vote.

Ayes to the motion: Gary Carruthers, George Ellis, Joe Pattan, Bruce Riedle

Nays to the motion: None

Abstain: Mary Goode, Sharon Sherrill

Whereupon the Chairperson declared the motion duly adopted.

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator