



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

BUILDING & ZONING COMMITTEE MEETING
AUGUST 4, 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. July 7, 2026 Building and Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z26-0064 – Petition of Gavin Spurgeon, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a mobile home on site for the occupancy of Gavin Spurgeon and Savannah Belcher for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Wood River Township at 106 Virginia Ave, Cottage Hills, Illinois, County Board District #13, PIN# 19-2-08-11-03-306-024.001 **(ZBA Recommended Approval with Conditions 5-0)**
2. Resolution Z26-0070 – Petition of Chad Mattea, applicant on behalf of Anne Mordis, owner of record, requesting a zoning map amendment to rezone 5 tracts of land totaling approximately 1.89 acres from “B-1” Limited Business District and “R-4” Single-Family Residential District to “B-4” Wholesale Business District. Also requesting a Special Use Permit as per §93.032, Section D, Item 7 of the Madison County Zoning Ordinance in order to operate an Eating and Drinking Establishment in the existing building on site. This is located in Nameoki Township at 100 Joe St, Collinsville, Illinois, County Board District #16, PIN#s 17-2-20-36-04-405-014, 17-2-20-36-04-405-015, 17-2-20-36-04-405-016, 17-2-20-36-04-405-017 and 17-2-20-36-04-405-018 **(ZBA Recommended Approval with Conditions 5-0)**
3. Resolution Z26-0075 – Petition of Lisa Scoggins, owner of record with Kerry Scoggins, requesting a variance as per §93.025, Section D, Item 4 of the Madison County Zoning

Ordinance in order to construct an attached garage addition to the existing dwelling that would be 3 feet from the side (east) property line instead of the required 10 feet. This is located in an “R-3” Single-Family Residential District in Wood River Township at 448 Valleyview Dr, East Alton, Illinois, County Board District #13, PIN# 19-2-08-14-03-302-013 (**ZBA Recommended Approval 5-0**)

4. Resolution Z26-0076 – Petition of Jeff & Mary Gibson, applicants on behalf of James & Elaine Holmes, owners of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep 2 goats and 6 chickens on site. This is located in an “R-3” Single-Family Residential District in Chouteau Township at 4917 Mueller Ave, Granite City, Illinois, County Board District #21, PIN# 18-2-14-33-03-302-021 (**ZBA Recommended Approval with Conditions 5-0**)
5. Demo Resolution - 5102 Rapp Rd, Granite City
6. Demo Resolution - 6141 Old Alton Rd, Granite City

F. SUBDIVISIONS:

G. PURCHASE APPROVALS:

1. Monthly Bills

H. PURCHASE REQUESTS:

I. PURCHASE RESOLUTIONS:

J. RESOLUTIONS/ORDINANCES:

1. Ordinance Authorizing Text Amendments to Chapter 93 of the Madison County Code of Ordinances (**ZBA Recommended Approval 4-1**)

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 September 1, 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@madisoncountylil.gov.

