



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

BUILDING & ZONING COMMITTEE MEETING
SEPTEMBER 1, 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. August 4, 2026 Building and Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z26-0078 – Petition of Greg & Renee Muehlfeld with Goshen Restoration & Management LLC, applicants on behalf of Shirley Schienschang, owner of record, requesting a zoning map amendment to rezone 2 dual-zoned tracts of land totaling approximately 11.24 acres from “B-3” Highway Business District and “R-2” Single-Family Residential District to “B-4” Wholesale Business District. This is located in Edwardsville Township at 5363 & 5405 Chain of Rocks Rd, Edwardsville, Illinois, County Board District #26, PIN#s 14-1-15-29-03-301-035 & 14-1-15-29-03-301-037 (**ZBA Recommended Approval 5-0**)
2. Resolution Z26-0079 – Petition of David Jarman, applicant on behalf of SBK Group LLC, owner of record, 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 a “B-4” Wholesale Business District in Chouteau Township at 5528 Maryville Rd, Granite City, Illinois, County Board District #21, PIN# 18-1-14-33-02-201-001 (**ZBA Recommended Approval with Conditions 5-0**)
3. Resolution Z26-0081 – Petition of Ralph Atteberry, 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 Ralph Atteberry and family for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Wood River Township at 511 N Stanley Rd, Cottage Hills, Illinois, County Board

District #5, PIN# 19-2-08-03-04-401-026 (**ZBA Recommended Approval with Conditions 5-0**)

4. Resolution Z26-0082 – Petition of Janet Asbury, owner of record with Ralph Asbury, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a single-family dwelling that would be 15 feet from the side (west) property line instead of the required 40 feet. This is located in an “A” Agricultural District in Fort Russell Township at 407 E Roosevelt Dr, Moro, Illinois, County Board District #14, PIN# 15-2-09-05-04-402-017 (**ZBA Recommended Approval 5-0**)
5. Resolution Z26-0083 – Petition of Grandview Wittman 2, LLC, applicant on behalf of Grandview Farm Limited Partnership, 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 Jarvis Township at 1471 Springvalley Rd, Troy, Illinois, County Board District #2, PIN# 09-1-22-17-00-000-006 (**ZBA Recommended Denial 5-0**)

F. SUBDIVISIONS:

1. Prante Subdivision - Minor Plat
2. Limbaugh Subdivision - Minor Plat, including subdivision variance request to permit the proposed additional two lots to obtain access from the existing private lane, which currently serves six dwelling units
3. Corzine Farms - Minor Plat, including subdivision variance request to permit the proposed additional lot to obtain access from the existing private lane, which currently serves four dwelling units

G. PURCHASE APPROVALS:

1. Monthly Bills

H. PURCHASE REQUESTS:

I. PURCHASE RESOLUTIONS:

J. RESOLUTIONS/ORDINANCES:

K. REFUNDS:

1. Refund Request - Z26-0071
2. Refund Request - B2026-0887
3. Refund Request - B2026-0902

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 October 6, 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.