

**Building & Zoning Committee
Meeting Minutes for August 4, 2026**

Members Present:

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

Members Absent:

None

Others Present:

Chris Doucleff, Administrator
Jen Hurley, Zoning Assistant

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:

Approval of Minutes:

Chairman Madison asked the Committee if all members had reviewed the minutes from the July 7, 2026 meeting, and if they had any changes to be made. Chairman Madison approved the minutes.

Zoning Resolutions:

Jen Hurley, Zoning Coordinator, gave an overview of the four new zoning petitions and the text amendments.

Ms. Hurley introduced Resolution Z26-0064, petition of Gavin Spurgeon, owner of record. She said the subject property is located in Wood River Township at 106 Virginia Avenue in Cottage Hills, in County Board District #13 and zoned "R-3" Single-Family Residential District. Ms. Hurley stated the applicant is requesting a Special Use Permit 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. Ms. Hurley stated the property is currently under violation for no Special Use Permit for the mobile home, however approval of this request would resolve the violation. She said there was no opposition expressed, and ZBA Recommended Approval with Conditions 5-0.

Ms. Hurley introduced Resolution Z26-0070, petition of Chad Mattea, applicant on behalf of Anne Mordis, owner of record. She said the subject property is located in Nameoki Township at 100 Joe Street in Collinsville, in County Board District #16. Ms. Hurley said the applicant is requesting a zoning map amendment to rezone five 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. She said the applicant is also requesting a Special Use Permit in order to operate an Eating and Drinking Establishment in the existing building on site, since a change of ownership requires a new Special Use Permit. Ms. Hurley said the applicant intends to continue offering on-premises alcohol sales, food service, video gaming, pool tables, dart boards and juke box, as well as requesting the zoning change to accommodate planned improvements to the property. She said there are no outstanding violations, no opposition expressed, one letter of support was received, and ZBA Recommended Approval with Conditions 5-0.

Ms. Hurley introduced Resolution Z26-0075, petition of Lisa Scoggins. She said the subject property is located in Wood River Township at 448 Valleyview Drive in East Alton, in County Board District #13, and zoned "R-3" Single-Family Residential District. Ms. Hurley said the applicant is requesting a variance in order to construct an attached garage addition to the existing dwelling

that would be 3 ft from the side (east) property line instead of the required 10 feet. Ms. Hurley said there are no outstanding violations, no opposition expressed, two support letters were signed by adjoining neighbors, and ZBA Recommended Approval 5-0.

Ms. Hurley introduced Resolution Z26-0076, petition of Jeff & Mary Gibson, applicants on behalf of James & Elaine Holmes, owners of record. She said the subject property is located in Chouteau Township, at 4917 Mueller Avenue in Granite City, in County Board District #21, and zoned "R-3" Single-Family Residential District. Ms. Hurley said the applicant is requesting a Special Use Permit in order to keep 2 goats and 6 chickens on site. Ms. Hurley said the property is currently under violation for having goats and chickens without a Special Use Permit, however approval of these requests would resolve the violation. She said there was no opposition received, Staff received one letter of support, and ZBA Recommended Approval with Conditions 5-0.

Subdivisions:

Pre-Application Presentation:

None

New Business:

Chairman Madison brought in Resolution Z26-0064, Resolution Z26-0070, Resolution Z26-0075, and Resolution Z26-0076. John Janek made a motion to approve. Seconded by Fred Michael. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the two Demo Resolutions for 5102 Rapp Road and 6141 Old Alton Road. Building and Zoning Administrator Chris Doucleff discussed the details. Chairman Madison asked if there was any opposition from neighbors. Mr. Doucleff stated there was none. Committee Member Bobby Ross asked if the properties were vacant and Mr. Doucleff stated they were both vacant. A discussion ensued. Bobby Ross made a motion to approve. Seconded by Nick Petrillo. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Purchase Approvals. Bobby Ross made a motion to approve. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Ordinance Authorizing Text Amendments. He stated that the ZBA recommended approval 4-1. He explained that the amendment would add Battery Energy Storage to solar fields and possibly even stand-alone battery storage fields for electricity in order to bring the Zoning Ordinance into compliance with state law requirements. Mr. Doucleff described additional details and a discussion ensued. John Janek made a motion to approve. No second. Motion fails for lack of a second and will go on to County Board.

Administrator's Report:

Building and Zoning Administrator Chris Doucleff discussed the Household Hazardous Waste collection in Wood River that will be on Saturday, August 8th from 8am-3pm and the E-Waste event that will be on August 15th at CJD E-Cycling at 5257 N State Rt 157 from 8am-230pm.

Unfinished Business:

New Business:

Adjournment:

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