



Madison County Government
Madison County Administration Building
157 N. Main Street, Edwardsville, IL 62025
Phone: (618) 692-6200
Website: madisoncountyl.gov

Chris Slusser
County Board Chairman

BUILDING & ZONING COMMITTEE MEETING
MAY 6, 2025 - 5:00 PM
COUNTY BOARD ROOM #203 | 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. April 1, 2025 Building & Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z25-0020 – Petition of Virgil McMillen, applicant on behalf of Riveco, LLC, owner of record, requesting a Special Use Permit as per §93.029, Section D, Item 2 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-1” Limited Business District in Moro Township at 7243 Saint James Drive, Edwardsville, Illinois, County Board District #5, PIN# 16-2-03-35-20-401-006 (**ZBA Recommended Approval with Conditions**)
2. Resolution Z25-0021 – Petition of Daryn Riechmann, owner of record, requesting a zoning map amendment to rezone an approximately 1.80 acre tract of land from “A” Agricultural District to “B-1” Limited Business District. Also requesting a Special Use Permit as per §93.029, Section D, Item 2 of the Madison County Zoning Ordinance in order to operate an Eating and Drinking Establishment on site. This is located in Saline Township at 13649 US Highway 40, Highland, Illinois, County Board District #4, PIN# 02-1-18-23-00-000-006.001 (**ZBA Recommended Approval with Conditions**)
3. Resolution Z25-0022 – Petition of Herbert Patterson, applicant on behalf of HWS Real Estate Series of the HWS Investments Series, LLC, owner of record, requesting a zoning map amendment to rezone the approximately 7.13-acre tract of land from “B-3” Highway Business District to “M-1” Limited Manufacturing District. This is located in Chouteau Township at the Northwest corner of the Intersection of W Chain of Rocks Rd and Saint Thomas Rd,

Granite City, Illinois, County Board District #21, PIN# 18-1-14-29-04-401-053 (**ZBA
Recommended Approval**)

F. SUBDIVISIONS:

1. Barks Hill - Minor Plat
2. Log Cabin Estates - Minor Plat

G. PURCHASE APPROVALS:

1. Monthly Bills

H. PURCHASE REQUESTS:

1. Repairs to Eight (8) Roll-Off Recycling Containers
Republic Services \$11,339.57

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 June 3, 2025

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.