



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

Chris Slusser
County Board Chairman

BUILDING & ZONING COMMITTEE MEETING
JUNE 3, 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. May 6, 2025 Building & Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z25-0024 – Petition of Elias Jurado, owner of record with Gerson Adan Garcia Maldonado, 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 Edras Cano Castro and Jermin Maudiel Cano Castro for a period not to exceed 5 years. This is located in Nameoki Township at 3210 Princeton Ave, Collinsville, Illinois, County Board District #16, PIN# 17-2-20-36-03-306-026 (**ZBA Recommended Approval with Conditions**)
2. Resolution Z25-0025 – Petition of Daniel Smith, owner of record with Tonya Fleming, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct an accessory structure in the front yard. This is located in an “R-3” Single-Family Residential District in Chouteau Township at 527 E Chain of Rocks Rd, Granite City, Illinois, County Board District #21, PIN# 18-2-14-27-04-406-010 (**ZBA Recommended Approval**)
3. Resolution Z25-0026 – Petition of Mario and Sandra Rossi, owners of record, requesting a zoning map amendment to rezone an approximately 1 acre tract of land from “M-3” Heavy Manufacturing District to “R-3” Single-Family Residential District. This is located in Venice Township at 2575 North St, Granite City, Illinois, County Board District #10, PIN# 21-2-19-13-07-201-012 (**ZBA Recommended Approval**)

4. Resolution Z25-0030 – Petition of Greg Hazard, owner of record with Sara Hazard, requesting a zoning map amendment to rezone the approximately 1.02 acre tract of land from “B-4” Wholesale Business District to “R-2” Single-Family Residential District. Also requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct an accessory structure in the front yard. This is located in Wood River Township at 4028 Henkhaus Ln, Bethalto, Illinois, County Board District #5, PIN# 19-1-08-02-00-000-002.001 (**ZBA Recommended Approval**)
5. Demo Resolution - 138 S Oak St, Cottage Hills
6. Demo Resolution - 685 Sand Prairie Rd, Granite City

F. SUBDIVISIONS:

1. Landmann Development - Minor Plat
2. Cedar Ridge Phase 1 - Final Plat

G. PURCHASE APPROVALS:

H. PURCHASE REQUESTS:

I. PURCHASE RESOLUTIONS:

1. Resolution to Purchase Two (2) New Model Year 2025 Ford Escapes for Building & Zoning Weber Commercial Truck Center \$57,600

J. RESOLUTIONS/ORDINANCES:

K. REFUNDS:

1. Refund Request - B2025-0077

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 July 1, 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@madisoncountyil.gov.