

**Building & Zoning Committee
Meeting Minutes for June 3, 2025**

Members Present:

Mick Madison, Chairman
Frank Dickerson
Terry Eaker
John Janek

Members Absent:

Fred Michael
Nick Petrillo
Bobby Ross

Others Present:

Chris Doucleff, Administrator
Jen Hurley, Zoning Coordinator
Jessica Klingelhofer, Zoning Assistant

Call of Meeting to Order and Roll Call:

Chairman Madison called the regular meeting of the Building & Zoning Committee to order at 5:00 p.m. and conducted roll call.

Public Comment:

None

Approval of Minutes:

Chairman Madison asked the Committee if all members had reviewed the minutes from the May 6, 2025 meeting, and if they had any changes to be made. Chairman Madison approved the minutes.

Zoning Resolutions:

Jen Hurley, Zoning Coordinator, gave the overview of the four zoning petitions and two subdivisions on the agenda.

Ms. Hurley introduced Resolution Z25-0024, petition of Elias Jurado, owner of record with Gerson Adan Garcia Maldonado. Ms. Hurley stated the subject property is located at 3210 Princeton Ave, Collinsville, Illinois, County Board District #16, and is zoned "R-4" Single-Family Residential. Ms. Hurley said the owner is requesting a Special Use Permit 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. Ms. Hurley said that the mobile home was last approved in 2000, but the property has been sold since then and the Special Use Permit is not under the current owner's name. The property is under violation for not having an up-to-date Special Use Permit for the mobile home, but approval of this request would resolve the violation. She said there was no opposition expressed, and ZBA Recommended Approval with Conditions 6-0.

Ms. Hurley introduced Resolution Z25-0025, petition of Daniel Smith, owner of record with Tonya Fleming. Ms. Hurley stated the subject property is located at 527 E Chain of Rocks Rd, Granite City, Illinois, County Board District #21 and is zoned "R-3" Single-Family Residential. Ms. Hurley said that the owner is requesting a variance to build a carport in the front yard area of the property, and the proposed carport would be 50 feet from the front property line along East Chain of Rocks Road. Ms. Hurley stated there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval 6-0.

Ms. Hurley introduced Resolution Z25-0026, petition of Mario and Sandra Rossi. Ms. Hurley stated the subject property is located at 2575 North St, Granite City, County Board District #10. She said the owners are 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. Ms. Hurley stated that the applicants would like to build a garage on the property for personal storage, but the property is currently zoned "M-3" Heavy Manufacturing District without a Special Use Permit for the existing dwelling; Building & Zoning staff informed the applicants that prior to being issued a building permit for the garage, they needed to either get the Special Use Permit for the dwelling in "M-3", or rezone to a Residential District. Ms. Hurley said the applicants chose to request the rezoning, and since the property is being used in a residential capacity, staff agreed with this course of action. Ms. Hurley stated there are no outstanding violations, no opposition expressed, and ZBA recommended Approval 6-0.

Ms. Hurley introduced Resolution Z25-0030, petition of Greg and Sara Hazard. Ms. Hurley stated that the subject property is located at 4028 Henkhaus Ln, Bethalto, County Board District #5. She said the applicants are 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 and also requesting a variance to construct a detached garage in the front yard setback area. Ms. Hurley said that the applicants state in their narrative statement that the Residential zoning more closely aligns with neighboring properties and their uses; the proposed detached garage would be 30x40 in size and would be 80 feet from the north property line, and 5 feet from the eastern property line. Ms. Hurley stated that there are no outstanding violations, no opposition expressed, and ZBA recommended Approval 6-0.

Subdivisions:

Ms. Hurley introduced Landmann Development, Minor Plat. She said the property is approximately 7.43 acres and is zoned "A" Agricultural District. It is a 2-lot minor subdivision with Lot 1 being 3.76 acres and Lot 2 being 3.76 acres. The property is within the 1.5 mile growth area of the Village of Marine, and they have opted-out of their option to review. Ms. Hurley said Lot 2 includes the existing single-family dwelling on the properties, and future development on Lot 1 may include a new single-family dwelling. There are no new easements being proposed, as both lots have direct access to Blumberg Road. Ms. Hurley said that there is no floodplain on the property and the proposed layout satisfies all zoning and subdivision requirements.

Ms. Hurley introduced Cedar Ridge Subdivision, Phase 1, Final Plat. She said the B&Z Committee approved the preliminary plat of Cedar Ridge Subdivision in October 2024. The property is a 36 lot subdivision and Lots 1-5 comprise Phase 1. Ms. Hurley said these lots are zoned "A" Agricultural District, with the 5 lots in Phase 1 ranging in size from 2.21 acres to 3.29 acres. The property is within the 1.5 mile growth area of the City of Edwardsville, and they opted to review the subdivision and have given their approval. Ms. Hurley said the 5 lots in Phase 1 all have frontage along Old Carpenter Road, and the subdivision will be on private sewage. Building & Zoning Administrator Chris Doucleff has reviewed and approved a private sewage plat. Ms. Hurley states that Phase 1 lots are not in the floodplain and the developers have submitted Subdivision Improvement Plans with full detention and drainage calculations. Ms. Hurley said the proposed layout satisfies all zoning and subdivision requirements.

Pre-Application Presentation:

None

New Business:

Chairman Madison brought in Resolutions Z25-0024, Z25-0025, Z25-0026, Z25-0030, Demo Resolution for 138 S Oak St, Cottage Hills, Demo Resolution 685 Sand Prairie Rd, Granite City, and the Subdivisions for Landmann Development, Minor Plat and the Cedar Ridge Phase 1, Final Plat. Terry Eaker made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Purchase Resolution to purchase two new model year 2025 Ford Escapes for Building & Zoning from Weber Commercial Truck Center. Building & Zoning Committee Member Frank Dickerson asked a question about having to deal with possible future repairs on the Escape models. A discussion ensued. Building & Zoning Administrator Chris Doucleff stated the Escapes have been ordered already and he believes they are a dependable, reliable

choice for the department's fleet of vehicles. John Janek made a motion to approve. Seconded by Terry Eaker. Roll-call vote. Ayes: Terry Eaker, John Janek. Nays: Frank Dickerson, Mick Madison. Motion to approve fails.

Chairman Madison brought in the Refund Request for B2025-0077. Building & Zoning Administrator Chris Doucleff explained the reason for the request. John Janek made a motion to approve. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion passes.

Administrator's Report:

Mr. Doucleff stated that building permits for May were down just a little bit this month compared to the same month last year, having 140 permits last month which includes 10 new houses. These permits had estimated costs for improvements at over \$8 million, and permit fees were collected in the amount of \$32,000. Mr. Doucleff said there will be an E-waste event on June 14th to bring in anything with a cord to CJD E-Cycling. He also said the once a month collection date for Household Hazardous Waste collection at the Wood River Facility is on June 14th as well if anyone needs to make an appointment.

Unfinished Business:

None

Adjournment:

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