



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

**BUILDING & ZONING COMMITTEE MEETING
OCTOBER 7, 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. September 2, 2025 Building and Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z25-0056 – Petition of Jason Oliver, owner of record with Marcy Oliver, requesting a Special Use Permit as per §93.023, Section D, Item 32 of the Madison County Zoning Ordinance in order to operate a Landscaping Services business on site. Also requesting a variance as per §93.104, Section B, Item 1 to operate the business on a tract of land that is 4.74 acres instead of the required 5 acre minimum for Landscaping Services. This is located in an “A” Agricultural District in St. Jacob Township at 11408 E Aster Rd, St. Jacob, Illinois, County Board District #4, PIN# 05-2-23-23-00-000-008 (**ZBA Recommended Approval**)
2. Resolution Z25-0060 – Petition of Julie Sajich, owner of record with Marko Sajich, 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 that would be 1 foot from the front property line instead of the required 50 feet. This is located in an “A” Agricultural District in Foster Township at 4438 Chrisland Ln, Bethalto, Illinois, County Board District #5, PIN# 20-1-02-36-00-000-001.006 (**ZBA Recommended Approval**)
3. Resolution Z25-0062 – Petition of Opal Kraushaar-Day, owner of record with Charles Day, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to place a mobile home on site for the occupancy of Opal Kraushaar-Day and Charles Day for a period not to exceed 5 years. This is located in an “R-3”

Single-Family Residential District in Ft Russell Township at 257 Clover St, Moro, Illinois, County Board District #14, PIN# 15-2-09-08-02-203-019 **(ZBA Recommended Denial)**

4. Resolution Z25-0064 – Petition of Fred Carpenter, applicant on behalf of Carpenter Management Holdings LLC, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 46 of the Madison County Zoning Ordinance in order to construct a pole barn on site for personal storage of equipment on a lot 5.0-9.99 acres in size. This is located in an “A” Agricultural District in Olive Township at 9627 Decamp Rd, Staunton, Illinois, County Board District #3, PIN# 08-1-05-18-00-000-008 **(ZBA Recommended Approval)**
5. Demo Resolution - 1339 Lee Ave, Cottage Hills

F. SUBDIVISIONS:

1. King Development - Minor Plat
2. Cedar Ridge Phase 2 - Final Plat
3. Toz's Farm - Minor Plat

G. PURCHASE APPROVALS:

1. Monthly Bills

H. PURCHASE REQUESTS:

1. Agreement for Licensed Plumbing Inspector

Description: \$35,000 for 1 year of contracted services with Timothy Singler

Justification: Need plumbing inspections performed for Building & Zoning plumbing permits.

Vendor:	Timothy Singler
Terms of Agreement:	1 Year
Amount:	\$35,000

SECTION 34.05. - PURCHASE ORDERS

(C) Request to Purchase. Departments or Agencies shall forward a requisition to Purchasing Department for goods, services, construction or professional services for purchases greater than \$6,000, including contract payments exceeding \$6,000 over the total term of the contract.

i. The Purchasing Department shall issue Request to Purchase for transactions either greater than \$6,000 but less than \$30,000 for goods, equipment and services, or less than \$35,000 for data processing and telecommunications equipment software, or less than \$35,000 for professional services.

I. PURCHASE RESOLUTIONS:

J. RESOLUTIONS/ORDINANCES:

1. Ordinance Authorizing Text Amendments to Chapter 93 of the Madison County Code of Ordinances **(ZBA Recommended Approval)**

K. REFUNDS:

L. ADMINISTRATOR'S REPORTS:

M. UNFINISHED BUSINESS:

1. Resolution Z25-0044 – Petition of Wolf Road Solar 1, LLC, applicant on behalf of RSRS, LLC, 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 Foster Township along Wolf Rd, about ¼ mile west of the intersection of Drexelius Rd and Fosterburg Rd, Alton, Illinois, County Board District #5, PIN#s 20-1-02-28-00-000-016 & 20-1-02-27-00-000-014 **(ZBA Recommended Denial)**
2. Resolution Z25-0045 – Petition of Wolf Road Solar 2, LLC, applicant on behalf of RSRS, LLC, 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 Foster Township along Wolf Rd, about ¼ mile west of the intersection of Drexelius Rd and Fosterburg Rd, Alton, Illinois, County Board District #5, PIN#s 20-1-02-28-00-000-016 & 20-1-02-27-00-000-014 **(ZBA Recommended Denial)**
3. Resolution Z25-0046 – Petition of Rezy Road Solar, LLC, applicant on behalf of Lietz Irrevocable Family Trust, 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 Olive Township along Rezy Rd, about 1 ¼ miles north of New Douglas Rd, New Douglas, Illinois, County Board District #3, PIN# 08-1-05-10-00-000-012 **(ZBA Recommended Denial)**
4. Resolution Z25-0057 – Petition of Madison IL 1, LLC, applicant on behalf of Larry and Charlene Bandy, Trustees of the Larry and Charlene Bandy Living Trust, 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 Moro Township at 275 N Main St, Moro, Illinois, County Board District #5, PIN#s 16-1-03-31-00-000-006 & 16-1-03-31-00-000-005 **(ZBA Recommended Denial)**
5. Resolution Z25-0059 – Petition of Roxford Solar A LLC, applicant on behalf of OLAM Holdings I, LLC, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 21 of the Madison County Zoning Ordinance in order to develop a Commercial Solar Energy Facility on site. This is located in an “R-3” Single-Family Residential District in Chouteau Township along Old Alton Rd, about ½ mile north of E Chain of Rocks Rd, Granite City, Illinois, County Board District #21, PIN# 18-1-14-27-00-000-005 **(ZBA Recommended Denial)**

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 November 4, 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.