



Madison County Government
Madison County Administration Building
157 N. Main Street, Edwardsville, IL 62025
Phone: (618) 692-6200
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Chris Slusser
County Board Chairman

BUILDING & ZONING COMMITTEE MEETING
NOVEMBER 4, 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. October 7, 2025 Building and Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z25-0061 – Petition of Cody Kreamalmeyer on behalf of Bradley and Kathy Greer, owners of record, requesting a zoning map amendment to rezone an approximately .18 acre tract of land from “B-3” Highway Business District to “R-3” Single-Family Residential District. This is located in Ft Russell Township at the southeastern corner of the intersection of Saint James Dr and Shore Dr SW, Edwardsville, Illinois, County Board District #5, PIN# 15-2-09-01-01-108-001 (**ZBA Recommended Approval**)
2. Resolution Z25-0065 – Petition of Rachel Hodo, owner of record with Jimmie Smith, requesting a Special Use Permit as per §93.025, Section G, Item 18 of the Madison County Zoning Ordinance for the keeping of not more than three (3) colonies of domestic honeybees. This is located in an “R-3” Single-Family Residential District in Leef Township at 5518 Oak St, Highland, Illinois, County Board District #3, PIN# 03-2-12-28-01-101-015 (**ZBA Recommended Approval with Conditions**)
3. Resolution Z25-0067 – Petition of Ralph Paslay, applicant on behalf of Ajay Kansal, owner of record, requesting a Special Use Permit as per §93.034, Section D, Item 8 of the Madison County Zoning Ordinance in order to construct a single-family dwelling. This is located in an “M-1” Limited Manufacturing District in Chouteau Township at 3775 Wanda Rd, Edwardsville, Illinois, County Board District #21, PIN# 18-2-14-13-00-000-016 (**ZBA Recommended Approval with Conditions**)

4. Resolution Z25-0071 – Petition of Thomas (Mike) Wilson, owner of record with Minette Wilson, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) in order to construct an accessory structure in the front yard. This is located in an “R-3” Single-Family Residential District in Ft Russell Township at 522 Constanzo Ln, Bethalto, Illinois, County Board District #14, PIN# 15-1-09-08-04-407-021.003 **(ZBA Recommended Approval)**
5. Resolution Z25-0072 – Petition of Fred Dublo, Jr., owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 43 of the Madison County Zoning Ordinance in order to construct a post-frame/pole barn-style single-family dwelling on a lot that is 2.0-9.99 acres in size. This is located in an “A” Agricultural District in Foster Township about ¼ mile north of the intersection of Seiler Rd and Wood Station Rd, Alton, Illinois, County Board District #7, PIN# 20-1-02-17-00-000-020 **(ZBA Recommended Approval with Conditions)**
6. Resolution Z25-0073 – Petition of Sukhwinder Singh, applicant on behalf of Collinsville Express 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 Nameoki Township at 3125 Fairmont Ave, Collinsville, Illinois, County Board District #16, PIN# 17-2-20-36-03-309-040 **(ZBA Recommended Approval with Conditions)**

F. SUBDIVISIONS:

1. Nass Minor Subdivision
2. Gaetano & Madeline Farms - Minor Plat
3. Mill Creek Crossing - Minor Plat
4. DG Holiday Shores Subdivision - Minor Plat
5. DG Marine Subdivision - Minor Plat

G. PURCHASE APPROVALS:

1. Monthly Bills

H. PURCHASE REQUESTS:

1. FY 2026 Services for Weekly Recycle and Shred Service Pickups for the Various Madison County Facilities

Description:

Always Green is contracted for shredding and recycling services for Madison County buildings.

Justification:

Waste reduction and increased security for paper documentation.

Vendor:	Always Green Recycling Inc
Terms of Agreement:	FY 2026 SERVICES FOR WEEKLY RECYCLE AND SHRED SERVICE PICKUPS FOR THE VARIOUS MADISON COUNTY FACILITIES
Amount:	\$29,000 (not to exceed)

Purchase Request (to Pay)

2. Engineering Services Agreement for Various Projects December 1, 2025 - November 30, 2026

Description:

The purpose of this agreement is to render professional engineering services on an ongoing, work-order basis, for Stormwater management and new development review.

Justification:

Many new developments require hydro-analysis and elevation review by a professionally certified engineer.

Vendor:	Oates Associates
Terms of Agreement:	December 1, 2025 - November 30, 2026
Amount:	\$29,000

Section 34.07 Professional Services and Competitive Sealed Proposals

A. Professional Services Contracts \$35,000 or greater (or a combination exceeding \$35,000) will be subject to competitive sealed proposals provisions, unless they meet one of the exemptions and/or requirements in Section 34.08 or fall within the scope of subparagraph (C) of this Section.

C. Shall be awarded on the basis of qualification-based factors rather than price and will follow the procedures according to the Local Government Professional Services Selection Act (50 ILCS 510/1 et seq) and/or the Architectural, Engineering, Land Surveying Qualifications Based Selection Act (30 ILCS 535, et seq.) as applicable.

I. PURCHASE RESOLUTIONS:

1. Stormwater and Floodplain Management Consulting Services for the Madison County Building & Zoning Department January 1, 2026 - December 31, 2026

Description: Heartlands Conservancy is contracted to develop watershed plans, community outreach materials, and implement state funding opportunities.

Justification: Since 2022, HLC has brought in over \$4.1 million for county projects and returned \$2 million in reimbursements to property owners for BMP and water-quality improvement projects.

Vendor:	Heartlands Conservancy
Terms of Agreement:	January 1, 2026 - December 31, 2026
Amount:	\$45,000

Section 34.07 Professional Services and Competitive Sealed Proposals

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J. RESOLUTIONS/ORDINANCES:

1. Ordinance Authorizing Text Amendments to Chapter 93 of the Madison County Code of Ordinances to add "Automobile service and repair stations, excluding auto body repair and painting" as a Special Use in "A" Agricultural Districts (**ZBA Recommended Approval**)
2. Resolution Establishing Building & Zoning Committee Meeting Dates for 2026

K. REFUNDS:

1. Refund Request - B2024-0225
2. Refund Request - B2025-1123
3. Refund Request - B2025-1217

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**)

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 December 2, 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.