



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
DECEMBER 2, 2025 - 5:00 PM
ROOM #309 | 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. November 4, 2025 Building and Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z25-0074 – Petition of Curtis Engelmann, owner of record, requesting a zoning map amendment to rezone an approximately 1.40 acre tract of land from “R-3” Single-Family Residential District to “A” Agricultural District. Also 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, and a variance as per §93.104, Section B, Item 1 to operate the business on a tract of land that is 1.40 acres instead of the required 5 acre minimum for Landscaping Services. This is located in Edwardsville Township at 3732 Sand Rd, Edwardsville, Illinois, County Board District #17, PIN# 14-1-15-18-03-301-003 (**ZBA Recommended Approval with Conditions**)
2. Resolution Z25-0075 – Petition of Laurel Calloway, owner of record with Tracy Harizal, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a single-family dwelling that would be 20 feet from the side (west) property line instead of the required 40 feet. This is located in an “A” Agricultural District in Pin Oak Township at 4585 Zika Ln, Edwardsville, Illinois, County Board District #11, PIN# 10-2-16-06-00-000-013 (**ZBA Recommended Approval**)
3. Resolution Z25-0076 – Petition of Steven and Cathy Prewett, owners of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (b) in order to construct an accessory structure that would be 5 feet from the side (east) property line instead of the required 15 feet.

This is located in an “A” Agricultural District in Foster Township at 2934 Seiler Rd, Alton, Illinois, County Board District #5, PIN# 20-1-02-15-00-000-029 (**ZBA Recommended Approval**)

F. SUBDIVISIONS:

G. PURCHASE APPROVALS:

1. Monthly Bills

H. PURCHASE REQUESTS:

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 January 6, 2026

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.