

**\*AMENDED\***  
**DEBRA D. MING MENDOZA**  
**COUNTY CLERK OF MADISON COUNTY**  
**EDWARDSVILLE, ILLINOIS**

**AGENDA**  
**MADISON COUNTY BOARD**  
**MAY 17, 2017**

To the Members of the Madison County Board:

The following is the Agenda for the County Board Meeting on Wednesday, May 17, 2017.

**A. APPOINTMENTS:**

1. Madison County Board of Review
  - a. is recommended to a new two year term
2. Madison County Director of Administrative Services
  - a. Anthony Fuhrmann is recommended for appointment
3. Madison County Museum Superintendent
  - a. Jon Parkin is recommended for appointment.
4. Madison County Flood Prevention District
  - a. J. Thomas Long is recommended for reappointment to a new three year term.
5. Madison County Storm Water Commission
  - a. Clint Jones is recommended for reappointment to a new two year term.
  - b. Mick Madison is recommended for reappointment to a new two year term.
  - c. is recommended for appointment to a two year term.
  - d. is recommended for appointment to a two year term.
  - e. is recommended for appointment to a two year term.
6. Emergency Telephone System Board
  - a. Don Moore is recommended for reappointment to a new four year term.
7. Metro East Park and Recreation District
  - a. Is recommended for appointment to a three year term.
8. Metro East Sanitary District
  - a. Charles Brinza is recommended to complete the term of William Hanfelder, who has resigned.
  - b. Don Sawicki is recommended to complete the term of Frank Laub, who has resigned.
  - c. Helen Hawkins is recommended to complete the term of James Pennekamp, who has resigned.
9. Forest Homes-Maple Park Water District
  - a. is recommended for appointment to a five year term.
10. Ft. Russell Fire Protection District
  - a. is recommended for appointment to a three year term.

11. Fosterburg Fire Protection District
  - a. is recommended for appointment to a three year term.
12. Fosterburg Water District
  - a. is recommended for appointment to a five year term.
  - b. is recommended for appointment to a five year term.
13. Glen Carbon Fire Protection District
  - a. Chris Otto is recommended for appointment to a three year term, replacing Matthew Warren who has resigned.
14. Grantfork Fire Protection District
  - a. Charles Urban is recommended for reappointment to a new three year term.
15. Hamel Community Fire Protection District
  - a. Richard Gusewelle is recommended for reappointment to a new three year term.
16. Highland Pierron Fire Protection District
  - a. is recommended for appointment to a new three year term.
17. Holiday Shores Fire Protection District
  - a. is recommended for reappointment to a new three year term.
18. Marine Fire Protection District
  - a. Carl Dempsey is recommended for appointment, completing the term of Don Iberg who has resigned his position.
19. Marine Sanitary District
  - a. William Harbers is recommended for reappointment to a new three year term.
20. Miracle Manor-Bellemore Place Street Light District
  - a. is recommended for appointment to a three year term.
21. Moro Fire Protection District
  - a. is recommended for appointment to a three year term.
22. Moro Public Water District
  - a. is recommended for appointment to a five year term.
  - b. is recommended for appointment to a five year term.
23. New Douglas Fire Protection District
  - a. is recommended for appointment to a three year term.
24. Pontoon Beach Public Water District
  - a. Elaine Beckland is recommended for appointment to a five year term, replacing Curt Edwards.
25. Prairie Fire Protection District
  - a. is recommended for appointment to a five year term.
26. Prairietown Street Light District
  - a. is recommended for appointment to a three year term.
27. Public Water District Northeast-Central County
  - a. is recommended for appointment to a five year term.
  - b. is recommended for appointment to a five year term.
28. South Roxana Fire Protection District
  - a. Donald Nizinski is recommended for reappointment to a new three year term.
29. State Park Fire Protection District
  - a. Curtis Outland is recommended for appointment to a three year term, replacing Bill Ellis.

30. State Park Place Street Light District
  - a. is recommended for appointment to a three year term.
31. Troy Fire Protection District
  - a. Russell Klaustermeier is recommended for reappointment to a new three year term.
32. Wanda Cemetery Board
  - a. is recommended for appointment to a six year term.
33. Wood River Drainage and Levee District
  - a. is recommended for appointment to a three year term replacing Gary Osbourne.
34. Worden Fire Protection District
  - a. is recommended for appointment to a three year term.

**B. EXECUTIVE COMMITTEE:**

1. Resolution Authorizing an Intergovernmental Agreement between Madison County and the City of Madison Pertaining to the Sale of Excess Property.
2. Intergovernmental Agreement between Madison County and the City of Edwardsville for Transfer of County Property.

**C. FACILITIES MANAGEMENT COMMITTEE AND FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:**

1. Resolution to Award Contract for the Replacement Lock Project for the Madison County Facilities Management Department.

**D. FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:**

1. Summary Report of Claims and Transfers.

**E. FINANCE AND GOVERNMENT OPERATIONS COMMITTEE AND PUBLIC SAFETY COMMITTEE AND JUDICIARY COMMITTEE:**

1. Resolution to Purchase Equipment for Police Patrol Vehicles for the Madison County Sheriff's Office.

**F. GRANTS COMMITTEE:**

1. Resolution Authorizing a Public Infrastructure Loan to the Village of Worden.
2. A Resolution Authorizing a Park and Recreation Loan to City of Alton.

**G. GRANTS COMMITTEE AND FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:**

1. Resolution Awarding a Professional Service Agreement for the Venue/Event Rental for M.I.C Summit.

**H. INFORMATION TECHNOLOGY AND FINANCE  
AND GOVERNMENT OPERATIONS COMMITTEE:**

1. Resolution to Purchase Annual ARCGIS Software Maintenance Contract Renewal for Madison County Information Technology.

**I. PERSONNEL COMMITTEE:**

1. Resolution Relating to Participation by Elected Officials in IMRF.

**J. PLANNING AND DEVELOPMENT COMMITTEE:**

1. Zoning Resolutions-Z17-0009, Z17-0016, Z17-0018, Z17-0019, Z17-0014.

**K. PLANNING AND DEVELOPMENT COMMITTEE AND  
FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:**

1. Resolution Authorizing Funding for the Long Lake Outfall Project.

**L. REAL ESTATE TAX CYCLE COMMITTEE:**

1. Property Trustee Resolution.

**M. TRANSPORTATION COMMITTEE:**

1. Supplemental Preliminary Engineering Agreement, Seiler Road, Madison County.

**N. NEW BUSINESS:**

- 1.

**O. MISCELLANEOUS:**

1. Monthly Report of County Clerk, Circuit Clerk, Recorder, Sheriff, Treasurer, and Coroner.
2. Public Comment.



## INTERGOVERNMENTAL AGREEMENT FOR TRANSFER OF PROPERTY

THIS INTERGOVERNMENTAL AGREEMENT is made between MADISON COUNTY, ILLINOIS (the “Transferor”) and THE CITY OF MADISON, ILLINOIS (the “Transferee”) effective on the last date signed by a party hereto. In consideration of the covenants hereinafter set forth, the parties agree as follows:

1. **Property.** The Transferor hereby agrees to transfer, and the Transferee hereby agrees to accept, the following described property (the “Property”):

1529 and 1527 3<sup>rd</sup> Street, Madison, IL 62060

PIN: 21-2-19-25-15-403-040

2. **Payment.** The Transferee agrees to pay the Transferor upon delivery of possession the sum of One Dollar (\$1.00).
3. **Deed.** The Transferor agrees to convey said Property to the Transferee by a good and sufficient Quitclaim Deed, subject only to covenants, conditions, restrictions and easements apparent or of record and to all applicable zoning laws and ordinances.
4. **Evidence of Title.**
  - A. The Transferee shall be responsible for ordering a Commitment for Title Insurance issued by a title insurance company doing business in Madison County, Illinois, committing a company to issue a policy in the usual form insurance title to the real estate in the Transferee’s name for the amount set forth in Paragraph 2 above. The Transferee shall be responsible for payment any and all premium and search charges.
  - B. Permissible exceptions to title shall include only special assessments; zoning laws and building ordinances; easements, apparent or of record; covenants and restrictions of record which do not restrict reasonable use of the Property.
  - C. If title evidence discloses exceptions other than those permitted, the Transferee shall give written notice of such exceptions to the Transferor within 10 days of disclosure. The Transferor shall have 10 days to have such title exceptions removed, or, any such exception which may be removed by the payment of money may made by the transferor and reimbursed fully by the transferee at the time of property title transfer.
5. **Taxes and Assessments.** It is believed the Property is exempt from payment of real estate taxes in accordance with 35 ILCS 200/15-75. However, should any such taxes arise for any reason, the Transferee shall be responsible for such after the effective date of this agreement
6. **Possession.** The Transferor shall deliver possession of the Property to the Transferee no later than “DATE”, upon payment of the set forth amount in Paragraph 2 above, at the

Madison County Administration Building, 157 N. Main Street, Edwardsville, Illinois, 62025, or at such other place as the parties may agree.

- 7. **Improvements.** Transferee shall be responsible for any loss and/or liability (or liabilities) that attach to any improvement(s) on the property after the effective date of this agreement. Similarly, Transferee waives the Transferor’s compliance with any disclosures concerning the property, and as further discussed in Paragraph 9, hereinafter.
- 8. **Notices.** Any notice required under this Agreement to be served upon the Transferor or Transferee will be effective when deposited in the U.S. Mail, postage prepaid and addressed to the party, or when delivered personally to such party as set forth below.
- 9. **Condition of the Property.** The Transferee agrees to accept the Property in its current state, i.e., “as- is” condition, and the Transferor disclaims all warranties express or implied as to the condition of the Property.
- 10. **Execution and Counterparts.** This agreement may be executed in several counterparts, each of which shall be an original and off of which shall constitute but one and the same instrument. By executing this Agreement, the person executing it as Transferor covenants that it is the record owner of the Property and has full power and authority to so execute and deliver this Agreement.
- 11. **Building and Maintenance.** The Transferee agrees to allow the Transferor to continue to utilize the building on the Property for up to 12 months after transfer of possession of the Property.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement on the dates indicated below.

Transferor  
Madison County, Illinois  
157 N. Main Street  
Edwardsville, IL 62025

Transferee  
City of Madison, Illinois  
615 Madison Avenue  
Madison, IL 62060

By:

By:

\_\_\_\_\_  
Kurt Prenzler, CPA, Madison  
County Board Chairman

\_\_\_\_\_  
John W. Hamm III, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

ATTEST:

ATTEST:

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**RESOLUTION TO AWARD CONTRACT FOR THE REPLACEMENT LOCK PROJECT FOR THE MADISON COUNTY FACILITIES MANAGEMENT DEPARTMENT**

Mr. Chairman and Members of the County Board:

**WHEREAS**, the Madison County Facilities Management Department wishes to award a contract for replacement locks for various County offices; and,

**WHEREAS**, sealed bids were advertised and received from the following:

Independent Hardware  
14 S. Front St.  
Philadelphia, PA 19106.....\$ 41,000.00

Locks A 2 Z, Inc.  
PO Box 368  
Maryville, IL 62026.....\$ 41,124.00\*\*\*

A1 Security Specialist, Inc.  
503 O’Hara St., Suite 4  
Troy, IL 62294.....\$ 46,679.00

Village Locksmith  
409 West Main Street  
Collinsville, IL 62234 .....\$ 59,200.00

**WHEREAS**, Locks A 2 Z met all specifications at a total contract price of Forty-one thousand one hundred twenty-four dollars (\$41,124.00); and,

**WHEREAS**, it is the recommendation of the Madison County Facilities Management Department to award said lock replacement project to Locks A 2 Z of Collinsville, IL; and,

**WHEREAS**, the total cost for this expenditure will be paid from the Facilities Management funds.

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Madison County Illinois, that the County Board Chairman be hereby directed and designated to execute said contract with Locks A 2 Z of Maryville, IL for the above mentioned Lock Replacement Project.

Respectfully submitted.

s/ Mick Madison  
Mick Madison

s/ Lisa Ciampoli  
Lisa Ciampoli

s/ Raymond Wesley  
Ray Wesley

s/ Don Moore  
Don Moore

Mike Walters

s/ Philip Chapman  
Philip Chapman

Jim Dodd

s/ David Michael  
David Michael

s/ Bruce Malone  
Bruce Malone

\_\_\_\_\_  
Robert Pollard

s/ Tom McRae  
Tom McRae

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Art Asadorian

s/ Clint Jones  
Clint Jones

**Facilities Management Committee**

s/ Robert Pollard  
Robert Pollard

s/ Tom McRae  
Tom McRae

s/ Larry Trucano  
Larry Trucano

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Gussie Glasper

**Finance and Government Operations Committee**

**SUMMARY REPORT OF  
CLAIMS AND  
TRANSFERS  
April**

Mr. Chairman and Members of the County Board:

Submitted herewith is the Claims and Transfers Report for the month of April 2017 requesting approval.

	<b>Payroll</b> <b><u>04/07/2017, 04/21/2017</u></b>	<b>Claims</b> <b><u>5/17/2017</u></b>
GENERAL FUND	\$ 2,493,086.77	\$ 720,000.55
SPECIAL REVENUE FUND	1,211,859.87	2,359,661.50
DEBT SERVICE FUND	0.00	0.00
CAPITAL PROJECT FUND	0.00	6,373.23
ENTERPRISE FUND	53,989.61	130,767.99
INTERNAL SERVICE FUND	29,308.80	929,974.55
COMPONENT UNIT	0.00	0.00
<b>GRAND TOTAL</b>	<b>\$ 3,788,245.05</b>	<b>\$ 4,146,777.82</b>

**FY 2017 EQUITY TRANSFER**

**FROM/**

**Special Revenue Fund/**

Health Department

**TO/**

**Special Revenue Fund/**

2016 HIV Contract - Health Dept.

\$ 18,550.64

s/ Rick Faccin  
Madison County Auditor  
May 17, 2017

s/ Lisa Ciampoli	-	-
s/ Robert Pollard		
s/ Don Moore	-	-
s/ Philip Chapman		
s/ David Michael	-	-
s/ Thomas McRae		
s/ Larry Truccano	-	-
<b>Finance &amp; Gov't Operations Committee</b>		

**REVISED RESOLUTION TO PURCHASE EQUIPMENT FOR POLICE PATROL  
VEHICLES FOR THE MADISON COUNTY SHERIFF'S OFFICE**

Mr. Chairman and Members of the County Board:

**WHEREAS**, the Madison County Sheriff's Office wishes to purchase equipment for 10 new police patrol vehicles; and,

**WHEREAS**, this equipment is available for purchase Ray O'Herron Company of Danville, IL; and,

Ray O'Herron Company 3549 N. Vermillion Street Danville, IL 61834 .....	\$34,530.00
DataTronics, Inc. 7228 Herter Industrial Drive Godfrey, IL 62035 .....	\$46,696.30

**WHEREAS**, Ray O'Herron met all specifications at a total contract price of Thirty-four thousand five hundred thirty dollars (\$34,530.00): and,

**WHEREAS**, this project will be paid for with FY2017 Sheriff's Capital Outlay and Court Security funds; and,

**NOW, THEREFORE BE IT RESOLVED** by the County Board of the County of Madison Illinois, that the County Board Chairman be hereby directed and designated to execute said contract with Ray O'Herron Company of Danville, IL for the aforementioned equipment for the police patrol vehicles.

Respectfully submitted by,

\_\_\_\_\_  
Lisa Ciampoli

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Don Moore

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Philip Chapman

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David Michael

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Robert Pollard

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Tom McRae

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Gussie Glasper

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Larry Trucano

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Mike Walters

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Mike Parkinson

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Philip Chapman

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Gussie Glasper

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Chrissy Dutton

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Jamie Goggin

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Elizabeth Dalton

**Finance & Government Operations Committee**

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Gussie Glasper

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Mike Parkinson

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Ray Wesley

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Art Asadorian

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Judy Kuhn

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Lisa Ciampoli

**Public Safety Committee**

**Judiciary Committee**

**RESOLUTION AUTHORIZING A PUBLIC INFRASTRUCTURE LOAN TO THE  
VILLAGE OF WORDEN**

**WHEREAS**, the Grants Committee has received an Infrastructure Loan application from the Village of Worden for the construction of a new drainage system on North Lincoln Street between Kell Street and Donnewald Streets in Worden, IL;

**WHEREAS**, the Village of Worden has requested a low-interest loan of \$65,000.00 to assist with the drainage improvements;

**WHEREAS**, the construction North Lincoln Drainage Improvements is needed to preserve the health and safety of the citizens of the Village; and

**WHEREAS**, Madison County has set aside UDAG loan repayments to finance public improvement activities that impact the health and safety of Madison County residents;

**NOW, THEREFORE, BE IT RESOLVED** that the County Board of Madison County, Illinois, authorizes a maximum public infrastructure loan of \$65,000.00 at 3% interest over seven years to the Village of Worden contingent upon: (1) the Village complying with all applicable federal, state and local regulations; (2) the Village demonstrating that it has adequate funds to complete its infrastructure project; (3) Madison County, the Village, and any other funding sources negotiating mutually satisfactory security agreements for the infrastructure loan; and (4) the Village agreeing not to initiate its proposed infrastructure project until it has received a "Notice to Proceed" from Madison County;

**BE IT FURTHER RESOLVED** that this loan be made for a seven-year term at three percent interest to assist in funding the construction of the North Lincoln Drainage Improvements in Worden, IL.

Respectfully submitted,

s/ Clint Jones  
s/ Erica Harriss  
s/ Judy Kuhn  
s/ James Futrell  
s/ Liz Dalton  
s/ Chrissy Dutton  
s/ Gussie Glasper  
s/ Bruce Malone  
s/ Ann Gorman

**GRANTS COMMITTEE (05/08/2017)**

May 17, 2017

**A RESOLUTION AUTHORIZING A PARK & RECREATION LOAN TO CITY OF ALTON**

**WHEREAS**, the Park and Recreation Grant Commission has been created by the Madison County Board to recommend local Park and Recreation Projects under the Illinois Metro-East Park and Recreation District Act; and

**WHEREAS**, the Commission and the Grants' Committee have established a low interest revolving loan fund to assist Madison County Park districts and municipalities in developing and completing larger park projects; and

**WHEREAS**, City of Alton has submitted an application for a \$200,000 capital improvement loan new ADA all-inclusive play area, concession, and pavilion projects at Gordon Moore Park for five years at three percent; and

**WHEREAS**, the Park & Recreation Grant Commission and the Grants' Committee recommend that the loan be approved;

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of the County of Madison, Illinois that it hereby authorizes a maximum Park & Recreation Loan of \$200,000 to City of Alton contingent upon: (1) the City complying with all applicable federal, state and local regulations; (2) the City demonstrating that it has adequate funding to complete its park project; (3) Madison County, the City and any other funding sources negotiating mutually satisfactory security agreements for the park loan; and (4) the City agreeing not to initiate its proposed park project until it has received a "Notice to Proceed" from Madison County;

**BE IT FURTHER RESOLVED** that this loan be made for a 5 year term at three percent interest to assist in funding City of Alton's park project.

**Respectfully submitted,**

s/ Clint Jones  
s/ Chrissy Dutton  
s/ Liz Dalton  
s/ Gussie Glasper  
s/ Bruce Malone  
s/ Ann Gorman  
s/ Erica Harriss  
s/ Judy Kuhn  
s/ James Futrell

s/ Jamie Goggin  
s/ Ron Parente  
s/ Mark Rosen

**Park and Recreation Commission**

**Grants Committee**

**May 17, 2017**

**RESOLUTION AWARDING A PROFESSIONAL SERVICE AGREEMENT FOR  
VENUE/EVENT RENTAL FOR M.I.C. SUMMIT**

**WHEREAS**, Madison County Community Development awards a professional service agreement for an event, venue rental and catering service for the M.I.C. Summit; and

**WHEREAS**, Madison County Community Development contracts to Bella Catering for the Leclaire Room of Lewis and Clark Community College to host and cater the M.I.C. Summit on April 6<sup>th</sup> and 7<sup>th</sup>, 2017; and

**WHEREAS**, Bella Catering and the Leclaire Room of Lewis and Clark Community College will provide tables, chairs, conference room, two to four meals, two projection screens, projector from 8:00AM – 5:00PM on April 6<sup>th</sup> and 8:00AM – 4:00PM on April 7<sup>th</sup>, 2017 in an amount not to exceed nine thousand five hundred dollars (\$9,500.00) to be paid from UDAG; and

**NOW, THEREFORE, BE IT RESOLVED** that the County Board of Madison County, Illinois, authorizes the Chairman of the Board to execute a professional service agreement with Bella Catering for the Leclaire Room of Lewis and Clark Community College in Edwardsville to host and cater the M.I.C. Summit on April 6<sup>th</sup> and 7<sup>th</sup>, 2017 sponsored by Madison County Community Development.

Respectfully submitted,

s/ Clint Jones  
s/ James Futrell  
s/ Liz Dalton  
s/ Erica Harriss  
s/ Chrissy Dutton  
s/ Bruce Malone  
s/ Helen Hawkins  
s/ Judy Kuhn  
s/ Gussie Glasper

**GRANTS COMMITTEE**

s/ Don Moore  
s/ Philip Chapman  
s/ Lisa Ciampoli  
s/ Robert Pollard  
s/ David Michael  
s/ Tom McRae  
s/ Larry Trucano

**FINANCE COMMITTEE**

April 19, 2017



**RESOLUTION TO PURCHASE ANNUAL ARCGIS SOFTWARE MAINTENANCE  
CONTRACT RENEWAL FOR MADISON COUNTY INFORMATION TECHNOLOGY**

Mr. Chairman and Members of the County Board:

**WHEREAS**, the Madison County Information Technology Department wishes to purchase annual maintenance contract renewal for the ArcGIS Software; and,

**WHEREAS**, this maintenance contract renewal is available from ESRI as the sole source provider; and,

ESRI  
380 New York Street  
Redlands, CA 92373..... \$70,230.14

**WHEREAS**, ESRI has met all specifications at a total contract price of Seventy thousand two hundred thirty dollars and fourteen cents (\$70,230.14); and,

**WHEREAS**, it is the recommendation of the Madison County Information Technology Department to purchase said maintenance renewal from ESRI of Redlands, CA; and,

**WHEREAS**, GIS Special Fund FY2017 monies will be used to pay for the Annual ArcGIS Contract.

**NOW, THEREFORE BE IT RESOLVED** by the County Board of Madison County Illinois, that the County Board Chairman be hereby directed and designated to execute said contract with ESRI from Redlands, CA for the aforementioned maintenance contract renewal.

Respectfully submitted by,

s/ Jamie Goggin  
Jamie Goggin

s/ Lisa Ciampoli  
Lisa Ciampoli

s/ Bruce Malone  
Bruce Malone

s/ Don Moore  
Don Moore

s/ Chrissy Dutton  
Chrissy Dutton

s/ Philip Chapman  
Philip Chapman

s/ Ann Gorman  
Ann Gorman

s/ David Michael  
David Michael

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Jack Minner

s/ Robert Pollard  
Robert Pollard

s/ Bradley Maxwell  
Brad Maxwell

s/ Tom McRae  
Tom McRae

s/ Lisa Ciampoli  
Lisa Ciampoli

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Gussie Glasper

s/ Larry Trucano  
Larry Trucano

**Information Technology Committee**

**Finance & Government Operations Committee**

**A RESOLUTION RELATING TO PARTICIPATION BY ELECTED OFFICIALS IN IMRF**

**WHEREAS**, Madison County is a participant in the Illinois Municipal Retirement Fund; and

**WHEREAS**, elected officials may participate in the Illinois Municipal Retirement Fund if they are in positions normally requiring performance of duty for 1,000 hours or more per year; and

**WHEREAS**, this governing body can determine what the normal annual hourly requirements of its elected officials are, and should make such determination for the guidance and direction of the Board of Trustees of the Illinois Municipal Retirement Fund;\*

**NOW, THEREFORE BE IT RESOLVED** that the MADISON COUNTY BOARD, finds elected positions of Auditor, Coroner, County Board Chairman, County Clerk, Circuit Clerk, Recorder, Sheriff, State’s Attorney, and Treasurer qualify for membership in IMRF.

Respectfully submitted,

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**Personnel and Labor Relations Committee**

**RESOLUTION – Z17-0009**

**WHEREAS**, on the 25<sup>th</sup> day of April 2017, a public hearing was held to consider the Petition of Retail Place, LLC, owner of record, requesting a zoning map amendment and preliminary plat approval in order to rezone two tracts of land consisting of 105.5 acres from “A” Agricultural District to “R-2” Single-Family Residential District. This is located in Pin Oak Township, on Staunton Road, Edwardsville, Illinois; and,

**WHEREAS**, the Madison County Zoning Board of Appeals has submitted its Findings for the aforesaid petition; and,

**WHEREAS**, it was the recommendation in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition Retail Place, LLC be as follows: **Denied**, and;

**WHEREAS**, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

**NOW, THEREFORE BE IT RESOLVED** that this resolution is **approved** and shall take effect immediately upon its adoption.

\_\_\_\_\_  
Brad Maxwell, Chairman

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Philip Chapman

\_\_\_\_\_  
Mick Madison

\_\_\_\_\_  
Ray Wesley

\_\_\_\_\_  
David Michael

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Nick Petrillo

\_\_\_\_\_  
Robert Pollard

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Larry Trucano

**Planning & Development Committee**  
**May 4, 2017**

## **Finding of Fact and Recommendations**

**Z17-0009** - Petition of Retail Place, LLC, owner of record, requesting a zoning map amendment and preliminary plat approval in order to rezone two tracts of land consisting of 105.5 acres from "A" Agricultural District to "R-2" Single-Family Residential District. This is located in Pin Oak Township, on Staunton Road, Edwardsville, Illinois. PPNs: 10-1-16-10-00-000-008 & 10-1-16-09-00-000-009 (**11**)

**February 28, 2017**

**Present were Misters Campbell, Davis, Koeller, and Janek.**

**Absent were Misters Dauderman, Sedlacek, and St. Peters.**

A **motion** was made by Mr. Koeller and seconded by Mr. Janek that the petition of Retail Place, LLC be as follows: "Tabled until the following Zoning Board of Appeals meeting."

Roll-call vote.

Ayes to the motion: Misters Campbell, Davis, Koeller, and Janek.

Nays to the motion: None.

Absent: Misters Dauderman, Sedlacek, and St. Peters.

Where upon the Chairman declared the petition tabled.

**March 28, 2017**

**Present were Misters Campbell, Davis, Sedlacek, St. Peters, and Janek.**

**Absent were Misters Dauderman and Koeller.**

At the request of the applicant, Retail Place, LLC, the petition remained tabled until the following ZBA meeting, scheduled for April 25, 2017.

**April 25, 2017**

**Present were Misters Campbell, Davis, Koeller, Sedlacek, Janek, and Metzler.**

**Absent was Mister St. Peters.**

A **motion** was made by Mr. Sedlacek and seconded by Mr. Janek that the petition of Retail Place, LLC be as follows: "Removed from the table for consideration."

Voice vote.

Ayes to the motion: Misters Davis, Koeller, Sedlacek, Janek, and Metzler.

Nays to the motion: None.

Absent: Mister St. Peters.

Whereupon the Chairman declared the petition removed from the table.

A **motion** was made by Mr. Koeller and seconded by Mr. Davis that the petition of Retail Place, LLC be as follows: "**Denied.**"

**The Finding of Fact of the Board of Appeals:** I. The notice of Public Hearing was posted on the property in accordance with the terms of the ordinance; II. The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; III. The adjoining property owners were notified by mail of the time and date of the public hearing; IV. Don Osborn, representative for the applicant, stated that they are requesting an “R-2” Single-Family Residential zoning classification. Mr. Osborn stated that they had submitted a preliminary plat with the amount of lots that would fit on the acreage, but that the lots could end up being a little bit larger. Mr. Osborn explained that the subdivision would be designed by a licensed engineer, so all the drainage and utilities will be approved and designed by a licensed engineer. Mr. Osborn stated that drainage is always a big issue, explaining that all the water will be detained on the property to take care of the rooftops and the streets and there will be no additional run-off from the farm field onto surrounding properties. Mr. Osborn stated that there is an agreement in place with the City of Edwardsville to provide public sewers and that public water and gas will be served to the property as well. ZBA Chairman Michael Campbell asked Mr. Osborn where the water would be supplied from. Mr. Osborn stated that Bond Madison would provide public water. Mr. Osborn stated that new homes in the proposed development would be in the \$400K and up price range. Chairman Campbell inquired how many lots were presently being proposed. Mr. Osborn stated that there have been a few different proposals, but that they were currently proposing around 170 lots. Chairman Campbell asked Mr. Osborn when the project would get underway if the request were approved. Mr. Osborn stated that, taking the engineering process and planning and development process into account, he would be surprised if they would get started this year, but that if everything was approved quickly, it would be possible to get work started by the end of the year. Chairman Campbell asked Mr. Osborn if he was aware that he is proposing a pretty major development directly across the street from the Edwardsville Gun Club. Mr. Osborn stated that he was aware; V. Dale Steinmetz, adjoining property owner, stated that he has concerns regarding stormwater drainage. Mr. Steinmetz stated that he, along with two additional adjoining neighbors, own and maintain a pond just north of the development proposal and that the pond is fed entirely by the water runoff from the farm field. Mr. Steinmetz explained that it would have a major effect on their property values if the pond is not properly fed and maintained. Mr. Steinmetz stated that he is concerned with how the pond will be fed – not only how much water and how fast, but also the quality of water and erosion. Mr. Steinmetz stated that he had several similar concerns, none of which had been addressed by anybody, and how adjoining property owners would participate in the process and what assurances they would receive. Mr. Steinmetz stated that this is the first time they’ve spoke to anyone regarding the pond and submitted a letter to the Board with the concerns and names and phone numbers of adjoining property owners. Mr. Steinmetz stated that he is concerned with drainage and the size of the proposed lots. Mr. Steinmetz stated that a culture has emerged in the surrounding area in which the average lot size is 1.5 to 2 acres, and that most residents had moved to the area for that atmosphere, which would be dramatically altered if the proposed subdivision is approved and developed. Mr. Steinmetz stated that they are not looking to stop all development, but that it would be better if the proposed subdivision were more in line with the character of the surrounding area. Mr. Steinmetz concluded by stating that property values were just starting to rebound and that he was concerned what the proposed development would mean for surrounding property values and the style of living they chose when moving to the area; VI. Mary Ellen Maxwell, adjoining property owner, seconded Mr. Steinmetz’s concern regarding stormwater drainage and how it would affect the pond to the north of the proposal. Mrs. Maxwell also echoed Mr. Steinmetz’s comments regarding the culture of the area, specifically as regards the gun club. Mrs. Maxwell stated that one of the reasons they moved to the area was to be near the gun club, explaining that they are members of and love the gun club and the noises that come with being in such close proximity. Mrs. Maxwell stated that she has concerns with the density of the proposal. Mrs. Maxwell stated that this dense of a development will attract people that typically live within city limits and are likely not used to a rural community and atmosphere, and she is concerned that the gun club will be subject to complaints from new neighbors not accustomed to the noise associated with the gun club being there. Mrs. Maxwell stated that the gun club initially moved to its current location due to neighbor complaints, and she doesn’t want to see that happen again if new homes were to be built across the street. Mrs. Maxwell stated that the gun club is an asset to the area and they do not want to lose it. Mrs. Maxwell then spoke to traffic

concerns associated with the proposal. Mrs. Maxwell stated that she has two children that catch the bus right down from the proposal at the Staunton Road and Emerald Hills intersection, explaining that she is concerned with the increased traffic flow as regards safety and wear and tear on the chip and gravel road. Mrs. Maxwell concluded by stating that she is not opposed to the property being developed, but that she wants to be engaged in the process and that the proposal should fit the character of the surrounding area; VII. Eddie Hanks, nearby property owner, agreed with Mr. Steinmetz's and Mrs. Maxwell's stated concerns. Mr. Hanks stated that he is also part owner of the pond and would like to be assured that it will not be affected by the proposed development. Mr. Hanks also spoke in support of the gun club, stating that he lived by their location on Dunlap Lake and does not want to see the same thing happen again; VIII. David Endres, adjoining property owner, also expressed concerns regarding the proposal. Mr. Endres stated that he also had concerns regarding stormwater drainage. Mr. Endres stated that his septic field abuts the proposal and tends to get overwhelmed if drainage is not maintained. Mr. Endres stated that his primary concerns are his basement flooding due to drainage ways not being properly maintained and his septic system backing up into his house if drainage becomes an issue. Mr. Endres stated that he agrees with his neighbor's comments regarding the culture of the area, specifically citing the gun club. Mr. Endres stated that they know the parcel will develop, but he is concerned with the style of living; IX. Jayne Endres, adjoining property owner, stated that she had a few questions regarding water deferment. Mrs. Endres stated with their property being on the corner of the proposed development and having the low-lying piece of property, she is concerned with the proposed drainage pond. Mrs. Endres stated that they have been situated next to a drainage pond in the past where the pond was not properly maintained, which led to her living next to a pond filled with algae and moss. Mrs. Endres stated that she is concerned with how the proposed detention pond will be maintained. Mrs. Endres also expressed concerns regarding the extra traffic the proposed development will bring, explaining that there is already an issue with excessive speed on this section of road and that the increased traffic generated from the proposal should be taken into consideration, perhaps by lowering the speed limit or something along those lines; X. Phil Melcher, President of the Edwardsville Gun Club, also spoke in regard to the proposal. All of Mr. Melcher's comments were inaudible due to extremely windy site conditions; XI. Rich Buyers, adjoining property owner, also expressed concerns regarding the proposed subdivision development. Mr. Buyers stated that his primary concern was the culture. Mr. Buyers stated that he moved to the area with the intention of having space, and now it looked like he would have several neighbors abutting his south property line. Mr. Buyers stated that he understood the parcel would be developed down the road, but that he had hoped it would develop with a similar density as the rest of the surrounding area. Mr. Buyers also expressed drainage concerns. Mr. Buyers stated that there is a lot of water that runs off the farm field and he already has drainage concerns with his walkout basement, stating that he imagines the water runoff will be more severe with all the impervious surface being proposed for the development; XII. Brad Maxwell, adjoining property owner and County Board Member for District 11, stated that his biggest question surrounding the proposal is the density. Mr. Maxwell stated that the current proposal showed 172 lots, which is essentially three units per acre. Mr. Maxwell stated that there was nothing in the area even close to the density of the proposed subdivision, and that they would like to strongly encourage the applicants to reconsider the proposed density. Mr. Maxwell stated that the way Staunton Road developed has been significantly different than the way other roadways in the county have developed with easements going across in basically every section. Mr. Maxwell asked if there would be the potential to improve Staunton Road in the future to get it out of the chip and gravel surface. Mr. Maxwell stated that his other major concern surrounding the proposal was the lack of communication on the part of the applicants. Mr. Maxwell stated that the applicants were proposing to change the feel of an entire community, and, being a member of the community and the County Board Member, he's heard nothing from them regarding the development. Mr. Maxwell stated that the only correspondence they'd received was a letter from the county notifying of the hearing, explaining that they would have appreciated some information or input as the process was going along. Mr. Maxwell inquired whether the developers had any plans regarding the provision of internet, stating that there is no internet beyond Timber Ridge, asking if the developers would be doing anything to encourage a service provider to come to the area. Mr. Maxwell stated that, other than that, he's concerned with density and water drainage;

XIII. Chairman Campbell stated that most of the surrounding property owners appeared to be concerned with the proposed density of the development. Chairman Campbell stated that if the applicant were to change their request from an “R-2” zoning classification to an “R-1” zoning classification, it would increase the required lot size to 40k square feet per lot, asking if that would change their opinion on the proposal. Most of the attendees said that it would. Chairman Campbell stated that there are legal requirements regarding stormwater runoff and asked Matt Brandmeyer to speak to the subject; XIV. Matt Brandmeyer, Planning and Development Administrator, stated that there were several steps following the hearing that would take place and one of those is improvement plans for the proposal, which requires a full stormwater review and phasing of the lots. Mr. Brandmeyer stated that erosion control standards would have to be in place during construction to ensure that erosion and siltation will not occur. Mr. Brandmeyer stated that we are not quite there yet, and that at this point in the proposal it’s more of a conceptual review. Mr. Brandmeyer stated that the county does have measures in place to address stormwater and would continue working with the applicants to address the concerns surrounding the proposal; XV. Mrs. Endres asked how surrounding property owners would be involved in the next steps; XVI. Mr. Brandmeyer stated that the Planning and Development Department would be the point of contact for surrounding owners, explained the process following the zoning hearing, and handed out business cards so that those concerned could reach out to him directly. XVII. Don Osborn addressed the Board and public attendees in his closing comments. Mr. Osborn stated that the gun club is already here and in place, so he would assume anyone purchasing a lot across the street – regardless of lot size – would be aware that the gun club was there. Mr. Osborn stated that he’d be happy to provide additional information to them, but that if buyers were opposed to being in such close proximity to the gun club they would probably not purchase a lot in this development. Mr. Osborn stated that the stormwater drainage and detention will be handled by licensed engineers. The remainder of Mr. Osborn’s comments were inaudible due to extremely windy site conditions; XVIII. The Board of Appeals notes for the record that the applicant requested the petition be brought off the table, but had not provided any of the requested additional information. XIX. The Board of Appeals notes for the record that the primary concern of surrounding property owners regarding the subject petition was the proposed density and drainage. XX. The Board of Appeals notes for the record that the adjoining property owners expressed on the record that they would be in support of the proposal being amended from “R-2” to “R-1”. XXI. Forest Lerch, speaking on behalf of Retail Place LLC, noted for the record that the zoning being requested is “R-2” Single-Family Residential, which is the same zoning classification as the property across the street to the southeast. Mr. Lerch asked if he would have to wait a year to reapply if the request were turned down. Chairman Campbell stated the applicants would not have to wait a year if there were major changes made to the request; XXII. The Board of Appeals feels that to allow this request would cause a detrimental effect on adjoining properties; XXIII. The Board of Appeals notes that the Comprehensive Plan, Madison County Zoning Ordinance, and the zoning file were taken into consideration.

Roll-call vote.

Ayes to the motion: Misters Davis, Koeller, Janek, and Metzler.

Nays to the motion: None.

Mr. Sedlacek abstained from the vote.

Absent: Mister St. Peters.

Whereupon the Chairman declared the motion duly adopted.

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Chairman, Madison County Zoning Board of Appeals

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Secretary, Zoning Administrator

**RESOLUTION – Z17-0016**

**WHEREAS**, on the 25<sup>th</sup> day of April, 2017, a public hearing was held to consider the Petition of Dave Slemmer, owner of record, requesting a special use permit as per Article 93.023, Section (D) (pending approval) in order to have a landscaping business on site. This is located in an Agricultural District in Hamel Township, at 5914 N. State Route 157, Edwardsville, Illinois; and,

**WHEREAS**, the Madison County Zoning Board of Appeals has submitted its Findings for the aforesaid petition; and,

**WHEREAS**, it was the recommendation in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition Dave Slemmer be as follows:

- I. That the special use permit is granted for the sole usage of Dave Slemmer and Slemmer Landscaping;
- II. The owner shall submit a parking plan identifying the location of employee parking and loading spaces within sixty (60) days of approval to be reviewed and approved by the zoning administrator. There shall be no off-site parking;
- III. The owner shall keep the property in compliance with all Madison County Ordinances;
- IV. The owner’s failure to adhere to the conditions of the special use permit will cause revocation of the same, and require immediate removal of the landscape services business;

**WHEREAS**, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

**NOW, THEREFORE BE IT RESOLVED** that this resolution is **approved** and shall take effect immediately upon its adoption.

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Brad Maxwell, Chairman

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Philip Chapman

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Mick Madison

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Ray Wesley

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David Michael

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Nick Petrillo

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Robert Pollard

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Larry Trucano

**Planning & Development Committee**  
**May 4, 2017**



## **Finding of Fact and Recommendations**

**Z17-0016** - Petition of Dave Slemmer, owner of record, requesting a special use permit as per Article 93.023, Section (D) (pending approval) in order to have a landscaping business on site. This is located in an Agricultural District in Hamel Township, at **5914 N. State Route 157, Edwardsville, Illinois PPN#11-1-10-22-00-000-007.002 (03)**

A **motion** was made by Mr. Janek and seconded by Mr. Metzler that the petition of Dave Slemmer be as follows: I. That the special use permit is granted for the sole usage of Dave Slemmer and Slemmer Landscaping; II. The owner shall submit a parking plan identifying the location of employee parking and loading spaces within sixty (60) days of approval to be reviewed and approved by the zoning administrator. There shall be no off-site parking; III. The owner shall keep the property in compliance with all Madison County Ordinances; IV. The owner's failure to adhere to the conditions of the special use permit will cause revocation of the same, and require immediate removal of the landscape services business.

**The Finding of Fact of the Board of Appeals:** I. The notice of public hearing was posted on the property in accordance with the terms of the ordinance; II. The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; III. The adjoining property owners were notified by mail of the time and date of the public hearing and none were in attendance; IV. Dave Slemmer, owner of record, stated that he is seeking a special use permit in order to relocate his existing landscaping company to the subject property, which is next door to the home he and his wife recently purchased. Mr. Slemmer stated that this would be a much better set up for his business and will provide extra space should his business expand. Mr. Slemmer stated that the site would be used for storage and staging employees, explaining that no customers would visit the site; V. The Board of Appeals notes for the record that the proposed special use is compatible with the agricultural nature of the surrounding area; VI. The Board of Appeals feels that to allow this request would not cause a detrimental effect on adjoining properties; VII. The Board of Appeals notes that the Comprehensive Plan, Madison County Zoning Ordinance, and the zoning file were taken into consideration.

Voice vote.

Ayes to the motion: Misters Davis, Koeller, Sedlacek, Janek, and Metzler.

Nays to the motion: None.

Absent: Mister St. Peters.

Where upon the Chariman declared the motion duly adopted.

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Chairman, Madison County Zoning Board of Appeals

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Secretary, Zoning Administrator

**RESOLUTION – Z17-0018**

**WHEREAS**, on the 25<sup>th</sup> day of April, 2017, a public hearing was held to consider the petition of Tim Reeb, applicant, for owner of record, Kristen Wardlaw and Heavenly Rhythm Dance Studio, requesting a zoning map amendment in order to rezone a 1.5 acre tract of land from “A” Agricultural to “B-2” General Business District. This is located in Jarvis Township on Troy Road, directly east of 1108 Troy Road, Collinsville, Illinois; and,

**WHEREAS**, the Madison County Zoning Board of Appeals has submitted its Findings for the aforesaid petition; and,

**WHEREAS**, it was the recommendation in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of Tim Reeb and Kristen Wordlaw be as follows: **Approved**; and;

**WHEREAS**, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

**NOW, THEREFORE BE IT RESOLVED** that this resolution is **approved** and shall take effect immediately upon its adoption.

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Brad Maxwell, Chairman

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Philip Chapman

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Mick Madison

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Ray Wesley

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David Michael

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Robert Pollard

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Larry Trucano

**Planning & Development Committee**  
**May 4, 2017**

## Finding of Fact and Recommendations

**Z17-0018** - Petition of Tim Reeb, applicant, for owner of record, Kristen Wardlaw and Heavenly Rhythm Dance Studio, requesting a zoning map amendment in order to rezone a 1.5 acre tract of land from Agricultural to B-2 General Business District. This is located in Jarvis Township on Troy Road, **directly east of 1108 Troy Road, Collinsville,** Illinois PPN#09-1-22-18-00-000-004.007 **(02)**

A **motion** was made by Mr. Janek and seconded by Mr. Davis that the petition of Tim Reeb and Kristen Wardlaw be as follows: **“Approved.”**

**The Finding of Fact of the Board of Appeals:** I. The notice of public hearing was posted on the property in accordance with the terms of the ordinance; II. The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; III. The adjoining property owners were notified by mail of the time and date of the public hearing and one was in attendance; IV. Tim Reeb, applicant, stated that he is requesting to rezone approximately 1.5 acres from “A” Agriculture to “B-2” General Business in order to relocate a dance studio from the current location, which they have grown out of, in order to provide a quality dance school for the children they serve. Mr. Reeb stated that they would utilize Troy Road for ingress and egress. V. William Scott, 107 Dale Avenue, asked if the entire property would be zoned commercial, or just the 1.5 acres. Chairman Campbell stated that only the 1.5 acres requested would be rezoned. Mr. Scott expressed concerns regarding stormwater drainage and detention and screening between the commercial property and residential areas. Mr. Dale also expressed concerns regarding traffic along the frontage road and whether the existing Dale Drive school bus stop would be less safe with the traffic generated by the dance school. VI. Tim Reeb, applicant, stated that they were proposing a privacy fence and landscape buffer along the west property line to screen the proposed dance studio from the residential area. Mr. Reeb stated that they would meet count specs for all drainage requirements. Mr. Reeb stated that the property slopes toward the frontage ditch and they planned to maintain the slope and push excess water toward the frontage. Mr. Reeb stated that they were proposing 3 monopole lights along the eastern boundary of the property, in order to cause as little overflow on the residential area as possible, as well as directional lighting along the building at entrance points; VII. Kristen Wardlaw, owner, also spoke to the proposed lighting on the property. Mrs. Wardlaw stated that the primary hours of operation are from 3:30p.m. to 9p.m., and that the lights would be off once the last customer left, around 9:30 p.m. Monday through Friday. Mrs. Wardlaw submitted a letter with details about Heavenly Rhythm Dance Studio and their vision and mission. Mrs. Wardlaw stated that they were seeking to change locations in order to have a safer space for the children, as their current location on 159 is in a heavy traffic area. Mrs. Wardlaw also submitted two letters of support from parents of current members of Heavenly Rhythm Dance Studio. VII. The Board of Appeals notes for the record that the applicants made a quality proposal and addressed the concerns of Mr. Scott adequately; VIII. The Board of Appeals feels that to allow this request would not cause a detrimental effect on nearby properties; IX. The Board of Appeals notes that the Comprehensive Plan, Madison County Zoning Ordinance, and the zoning file were taken into consideration.

Voice vote.

Ayes to the motion: Misters Davis, Koeller, Janek, and Metzler.

Nays to the motion: None.

Mr. Sedlacek abstained from the vote.

Absent: Mister St. Peters.

Where upon the Chariman declared the motion duly adopted.

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Chairman, Madison County Zoning Board of Appeals

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Secretary, Zoning Administrator

**RESOLUTION – Z17-0019**

**WHEREAS**, on the 25<sup>th</sup> day of April, 2017, a public hearing was held to consider the petition of Ardie Decker, c/o Billy Foster, owner of record, by Anne Mordis, applicant, requesting a zoning map amendment in order to rezone a 0.35 acre tract of land “R-4” Single-Family Residential to "B-1" Limited Business District, a variance as per §93.020 in order to create a "B-1" Limited Business District that is 0.35 acres in size instead of the required 1 acre, a special use permit as per §93.029, Section (D), Item 2 in order to operate a bar on site, and variance as per §93.029, Section (B), Items 7 and 9 in order to be 18.37 feet from the north property line instead of the required 50 feet, 13 feet from the west property line instead of the required 50 feet, and 12.5 feet from the south property line instead of the required 20 feet. This is located in Nameoki Township, at 100 Joe Street, Collinsville, Illinois; and,

**WHEREAS**, the Madison County Zoning Board of Appeals has submitted its Findings for the aforesaid petition; and,

**WHEREAS**, it was the recommendation in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals the petition of Ardie Decker, c/o Billy Foster, and Anne Mordis be as follows:

- I. That the special use permit is granted for the sole use of Anne Mordis and is non-transferable;
- II. The applicant shall apply for an amendment to the special use permit for any future alterations, modifications, or expansion of the use;
- III. The hours of operation shall adhere to the Madison County Liquor Ordinance;
- IV. The applicant shall obtain the necessary liquor license and insurance in accordance with the Madison County Liquor Ordinance;
- V. The applicant shall keep the property maintained and in compliance with all Madison County Ordinances;
- VI. Any violation of the terms of the special use permit would cause revocation of same;

**WHEREAS**, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals should be approved and Resolution adopted.

**NOW, THEREFORE BE IT RESOLVED** that this resolution is **approved** and shall take effect immediately upon its adoption.

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Brad Maxwell, Chairman

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Philip Chapman

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Mick Madison

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Ray Wesley

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David Michael

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Nick Petrillo

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Robert Pollard

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Larry Trucano

**Planning & Development Committee**  
**May 4, 2017**

## **Finding of Fact and Recommendations**

**Z17-0019** - Petition of Ardie Decker, c/o Billy Foster, owner of record, by Anne Mordis, applicant, requesting a zoning map amendment in order to rezone a 0.35 acre tract of land "R-4" Single-Family Residential to "B-1" Limited Business District, a variance as per §93.020 in order to create a "B-1" Limited Business District that is 0.35 acres in size instead of the required 1 acre, a special use permit as per §93.029, Section (D), Item 2 in order to operate a bar on site, and variance as per §93.029, Section (B), Items 7 and 9 in order to be 18.37 feet from the north property line instead of the required 50 feet, 13 feet from the west property line instead of the required 50 feet, and 12.5 feet from the south property line instead of the required 20 feet. This is located in Nameoki Township, at **100 Joe Street, Collinsville, Illinois PPN#17-2-20-36-04-405-017 (23)**

A **motion** was made by Mr. Janek and seconded by Mr. Metzler that the petition of Ardie Decker, Billy Foster, and Anne Mordis be as follows: I. That the special use permit is granted for the sole use of Anne Mordis and is non-transferable; II. The applicant shall apply for an amendment to the special use permit for any future alterations, modifications, or expansion of the use; III. The hours of operation shall adhere to the Madison County Liquor Ordinance; IV. The applicant shall obtain the necessary liquor license and insurance in accordance with the Madison County Liquor Ordinance; V. The applicant shall keep the property maintained and in compliance with all Madison County Ordinances; VI. Any violation of the terms of the special use permit would cause revocation of same.

**The Finding of Fact of the Board of Appeals:** I. The notice of public hearing was posted on the property in accordance with the terms of the ordinance; II. The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; III. The adjoining property owners were notified by mail of the time and date of the public hearing and none were in attendance and none were in attendance; IV. Anne Mordis, applicant, stated that she is seeking a zoning map amendment in order to rezone the property from residential to "B-1" Limited Business District and a special use permit in order to continue operating the existing bar. Chairman Campbell stated that the bar was established on-site prior to the adoption of the zoning code and that the request was being made due to a change in ownership. Mr. Davis, ZBA inquired how long the establishment had been in operation; V. Billy Foster, owner, stated that he's checked it back 100 years and, as far as he can tell, it has been a bar for about 80 years and it was a brothel 20-30 years before that. VI. The Board of Appeals notes for the record that the proposed special use is compatible with the surrounding area and there was no opposition to the request; VII. The Board of Appeals feels that to allow this request would not cause a detrimental effect on adjoining properties; VIII. The Board of Appeals notes that the Comprehensive Plan, Madison County Zoning Ordinance, and the zoning file were taken into consideration.

Voice vote.

Ayes to the motion: Misters Davis, Koeller, Sedlacek, Janek, and Metzler.

Nays to the motion: None.

Absent: Mister St. Peters.

Where upon the Chariman declared the motion duly adopted.

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Chairman, Madison County Zoning Board of Appeals

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Secretary, Zoning Administrator

**RESOLUTION – Z17-0014**

**WHEREAS**, on the 25<sup>th</sup> day of April, 2017, a public hearing was held to consider the Petition of Memet Dinceroglu, owner of record, requesting a zoning map amendment in order to rezone a 0.50 acre tract of land from B-1 Limited Business District to R-5 Multiple-Family Residential District, a variance as per Article 93.020 in order to create an “R-5” Multiple-Family Residential District that is .50 acres in size instead of the required 2 acres, and a variance as per Article 93.026, Section (B), Item 7 in order to be 12 feet from the east property line instead of the required 25 feet. This is located in Chouteau Township, at 5429 Maryville Road, Granite City, Illinois; and,

**WHEREAS**, the Madison County Zoning Board of Appeals has submitted its Findings for the aforesaid petition; and,

**WHEREAS**, it was the recommendation in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals and further amended by the Planning and Development Committee, that the petition of Memet Dinceroglu be as follows; **Denied**; and;

**WHEREAS**, it is the opinion of the County Board of Madison County that the Findings made by the Madison County Zoning Board of Appeals and further amended by the Planning and Development Committee, should be approved and Resolution adopted.

**NOW, THEREFORE BE IT RESOLVED** that this resolution is **approved** and shall take effect immediately upon its adoption.

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Brad Maxwell, Chairman

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Philip Chapman

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Mick Madison

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Ray Wesley

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David Michael

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Nick Petrillo

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Robert Pollard

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Larry Trucano

**Planning & Development Committee**  
**May 4, 2017**

## **Finding of Fact and Recommendations**

**Z17-0014** - Petition of Mehmet Dinceroglu, owner of record, requesting a zoning map amendment in order to rezone a 0.50 acre tract of land from B-1 Limited Business District to R-5 Multiple-Family Residential District, a variance as per Article 93.020 in order to create an "R-5" Multiple-Family Residential District that is .50 acres in size instead of the required 2 acres, and a variance as per Article 93.026, Section (B), Item 7 in order to be 12 feet from the east property line instead of the required 25 feet. This is located in Chouteau Township, at **5429 Maryville Road, Granite City, Illinois PPN#18-2-14-33-01-102-012 (21)**

A **motion** was made by Mr. Koeller and seconded by Mr. Janek that the petition of Mehmet Dinceroglu be as follows: **"Approved."**

**The Finding of Fact of the Board of Appeals:** I. The notice of public hearing was posted on the property in accordance with the terms of the ordinance; II. The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; III. The adjoining property owners were notified by mail of the time and date of the public hearing; IV. Mehmet Dinceroglu, applicant and owner, stated that he had tried several businesses at the location, none of which were successful. Mr. Dinceroglu stated that he wanted to put three (3) apartment units in the structure, two (2) on the main level and one (1) on the second level. Mr. Dinceroglu stated that after he purchased the property he cleaned it up and painted it and is trying to make it a nicer property and to improve the area. Mr. Dinceroglu stated that he is requesting the "R-5" Multiple-Family designation in order to continue moving forward with altering the building into three (3) apartment units. V. William H. Rodgers, 5418 Maryville Road, spoke in opposition to the request. Mr. Rodgers stated that his primary concerns was safety. Mr. Rodgers' stated that he's parking on state line. Mr. Rodgers stated that if Mr. Dinceroglu is approved he will have apartments all throughout the area. Mr. Rodgers stated that if the request is approved there will be kids in his and his neighbor's yards since they have no place to play, it's unsafe, he's too close to the highway, and it's not on enough land. Mr. Rodgers stated that the proposed use would bring the property values in the area down and that he had a petition with nearly 90 signatures of people that agree that the request would negatively impact property values. Mr. Rodgers stated that won't even be able to sell their houses, it's unsafe, and Mr. Dinceroglu had started work illegally; VI. Eddie Lee, Chouteau Township Supervisor, stated that they do not need another zoning change out there. Mr. Lee stated that there were enough zoning laws right now that are not enforced, and they don't need another zoning change to meet this standard. VII. David White, nearby property owner on Redwood Lane, asked how many apartments there would be in the structure. Mr. Dinceroglu stated that there would be three (3). Mr. White asked why there were four (4) downstairs and two (2) upstairs now if that was the case. Mr. Dinceroglu stated that there would be one (1) big apartment upstairs and two (2) on the main floor, explaining that he is proposing a total of three (3) apartment units. Mr. White asked if Mr. Dinceroglu would be tied to the three (3) apartments he was proposing if he were granted multi-family zoning. Chairman Campbell stated that it depends on the size of the lot, setback distances, and parking requirements. Andi Yancey, Assistant Planner with Madison County, stated that Mr. Dinceroglu would be tied to his proposal of three (3) units, and anything further would require additional zoning action. Mr. White stated that approving this type of request would drive people out of the area and hurt property values. Mr. White stated that if the request is approved he and other nearby owners would request a re-assessment of his property value. Mr. White stated that a previous tenant had two (2) children and the area just isn't safe. VIII. Albert Supp, 5421 Evergreen Street, asked if Mr. Dinceroglu planned on expanding. Chairman Campbell asked Mr. Dinceroglu if he had plans to expand. Mr. Dinceroglu stated that he would not be expanding and was requesting permission for the three (3) apartment units. IX. Tracy Gotterman, nearby resident, stated that her thoughts on the matter were that the zoning is two (2) acres and the property is half of an acre and all of a sudden all these things show up on the property and he should be kicked out of the neighborhood. Ms. Gotterman told Mr. Dinceroglu that she believed he was lying and that every door to the building was an apartment. X. Jeff Scholebo, 4932 Redwood Lane, stated that he is the new Highway Commissioner for Chouteau Township and that he is concerned about the extra traffic the apartments will



generate. Mr. Sholebo stated that he truly doesn't know if the building meets county setbacks or anything to do what Mr. Dinceroglu is proposing. XI. Jessica Steele, 5416 Maryville Road, asked who the proposed renters would be, asking if it would be a HUD rental. Chairman Campbell stated that those matters had nothing to do with the zoning request. Mrs. Steele asked what would happen if it was determined that Mr. Dinceroglu didn't have enough space between the building and the street. Andi Yancey, Assistant Planner with Madison County, explained that part of Mr. Dinceroglu's request was asking for a setback variance from the east property line. Mrs. Yancey stated that no additions to the structure were being proposed, the variance request was in order to bring the existing structure into compliance. XII. Lois Kramer, 5430 Maryville Road, stated that there was a notice posted on the property to stop work back in October and within a few weeks the notice was taken down and work continued. Mrs. Kramer asked how this could happen. Andi Yancey, Assistant Planner with Madison County, stated that there was stop work order issued in October, and that Mr. Dinceroglu was told that he could continue to make improvements to the exterior of the building, but that all interior work was to cease. Mrs. Yancey stated that code officials are not granted interior access, so it's difficult for code enforcers to police unpermitted interior work unless construction is actively underway when the inspector is in the area. XIII. Eva Cushman, 4945 Willow Lane, asked if there was a maximum capacity per apartment. Andi Yancey, Assistant Planner with Madison County, stated that there is stipulation within the building code dictating the number of occupants permissible. Mrs. Yancey stated that she did not know the precise regulation off-hand, but that she believed it was three (3) people per bedroom. XIV. Jim Steele, 5416 Maryville Road, stated that he is concerned for any potential tenants with children. Mr. Steele stated that he is concerned about the sanitation of the place, explaining that he has seen the dumpster piled sky-high with rats around it for 2-3 weeks at a time. Mr. Steele stated that he is also majorly concerned that the proposal will negatively impact his property value. XV. Mr. Dinceroglu, applicant and owner, stated that he only wants to put in three (3) units and the he is not proposing anything further. Mr. Dinceroglu stated that he understands the surrounding owners' concerns regarding the cleanliness of the property, stating that he wants to keep the property nice and clean and provide good living conditions for his tenants, reiterating that he does not know what other options he has for the building since the previous businesses have not worked out. XVI. The Board of Appeals notes for the record that the applicant has made an honest effort to clean up the property and find a viable use; XVII. The Board of Appeals notes for the record that the property meets the minimum lot size for the "R-5" District XVIII. The Board of Appeals feels that to allow this request would not cause a detrimental effect on nearby properties; IX. The Board of Appeals notes that the Comprehensive Plan, Madison County Zoning Ordinance, and the zoning file were taken into consideration.

Roll-call vote.

Ayes to the motion: Misters Davis, Koeller, Sedlacek, Janek, and Metzler.

Nays to the motion: None.

Absent: Mister St. Peters.

Where upon the Chariman declared the motion duly adopted.

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Chairman, Madison County Zoning Board of Appeals

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Secretary, Zoning Administrator

**RESOLUTION AUTHORIZING FUNDING FOR THE LONG LAKE OUTFALL PROJECT**

**WHEREAS**, the Planning & Development Committee has recommended that a Host Fee Funds Program be established to utilize Madison County's Host Fee Funds to assist communities in meeting environmental initiatives, including stormwater best management practices; and,

**WHEREAS**, the Village of Pontoon Beach has identified a chokepoint within their drainage system, which regularly causes ditches in low-lying areas of the village to flood; and,

**WHEREAS**, the Village of Pontoon Beach has proposed the Long Lake Outfall Project to address the drainage and stormwater issues and has requested financial assistance from Madison County in the sum of \$150,000 in order to carry-out the proposal; and,

**WHEREAS**, the project will advance objectives in the draft Countywide Stormwater Plan; and,

**WHEREAS**, the plan will directly benefit Madison County, the Soil & Water District, and nearby municipalities including Pontoon Beach; and,

**WHEREAS**, the Madison County Board has budgeted \$150,000.00 for this purpose from the FY 2017 Host Fee Fund Admin Account.

**NOW, THEREFORE, BE IT RESOLVED** that the County Board of Madison County hereby authorizes \$150,000.00 in funds to be paid from the Host Fee Fund Admin Budget to the Village of Pontoon Beach for the Long Lake Outfall Project.

**Respectfully submitted,**

s/ Bradley Maxwell  
Brad Maxwell, Chairman

s/ Lisa Ciampoli  
Lisa Ciampoli, Chairwoman

s/ Philip Chapman  
Philip Chapman

s/ Don Moore  
Don Moore

s/ Mick Madison  
Mick Madison

s/ Philip Chapman  
Philip Chapman

s/ Ray Wesley  
Ray Wesley

s/ David Michael  
David Michael

s/ David Michael  
David Michael

s/ Robert Pollard  
Robert Pollard

s/ Nick Petrillo  
Nick Petrillo

s/ Tom McRae  
Tom McRae

s/ Larry Trucano  
Larry Trucano

\_\_\_\_\_  
Gussie Glasper

s/ Robert Pollard  
Robert Pollard

s/ Larry Trucano  
Larry Trucano

**Planning & Development Committee**

**Finance and Gov't Operations Committee**

**RESOLUTION**

**WHEREAS**, the County of Madison has undertaken a program to collect delinquent taxes and to perfect titles to real property in cases where the taxes on the same have not been paid pursuant to 35 ILCS 201/21d and 235A (formerly Ch. 120, Secs. 697(d) and 716(a), Ill. Rev. Stat. 1987, and

**WHEREAS**, Pursuant to this program, the County of Madison has acquired an interest in the real estate described on the attached list, and it appearing to the Property Trustee Committee that it would be in the best interest of the County to dispose of its interest in said property, and

**WHEREAS**, the parties on the attached list, have offered the amounts shown and the breakdown of these amounts have been determined as shown.

**THEREFORE**, Your Property Trustee Committee recommends the adoption of the following resolution.

**BE IT RESOLVED BY THE COUNTY BOARD OF MADISON COUNTY, ILLINOIS**, that the Chairman of the Board of Madison County, Illinois, be authorized to execute deed of conveyance of the County's interest or authorize the cancellation of the appropriate Certificate(s) of Purchase, as the case may be, on the attached described real estate, for the amounts shown on the attached, to be disbursed according to law.

ADOPTED by roll call vote 17<sup>th</sup> day of May, 2017.

ATTEST:

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
County Board Chairman

Submitted by:

s/ Philip Chapman  
s/ Kristen Novacich Koberna  
s/ Mike Parkinson  
s/ David Michael  
s/ Don Moore  
**Real Estate Tax Cycle Committee**

**MADISON COUNTY MONTHLY RESOLUTION LIST-MAY 2017**

RES#	Account	Type	Acct Name	Total Collected	County Clerk	Auc	Recorder	Agent	Treasurer
05-17-001	1116104L	SAL	Margie Manzy	650.00	0.00	6.00	44.00	350.00	250.00
05-17-002	1116205L	SAL	Rex Whitehead	8124.00	0.00	80.00	44.00	2000.00	6000.00
05-17-003	1116218L	SAL	Shannon Shemwell	650.00	0.00	6.00	44.00	350.00	250.00
05-17-004	1116083L	SAL	Energy Stars Heating & Cooling, Co.	650.00	0.00	6.00	44.00	350.00	250.00
05-17-005	1116280L	DEF	Jerome Tilmon	1200.00	0.00	0.00	0.00	305.58	893.42
04-15-006	1115368	DEF	Phillip J. Whitehead	2825.00	0.00	0.00	0.00	862.76	1962.24
			<b>Totals:</b>	<b>\$14,099.00</b>	<b>\$0.00</b>	<b>\$98.00</b>	<b>\$176.00</b>	<b>\$4,219.34</b>	<b>\$9,605.66</b>
							<b>Clerk Fees:</b>		<b>\$0.00</b>



**SUPPLEMENTAL FUNDING AGREEMENT RESOLUTION GVILLO BRIDGE PROJECT  
COUNTY OF MADISON, SECTION 12-00134-01-BR MADISON COUNTY, ILLINOIS**

Mr. Chairman and Members of the Madison County Board

Ladies and Gentlemen:

**WHEREAS**, the State of Illinois Department of Transportation and the County of Madison, in order to facilitate the free flow of traffic and insure safety to the motoring public, are desirous to replace the bridge carrying Woodburn Road (CH 55) over Branch of East Fork Wood River with a new structure with 12' lanes and 6' shoulders and other appropriate work in accordance with the approved plans and specifications; and

**WHEREAS**, the Federal Highway Agency has Federal Funds allocated to this project; and

**WHEREAS**, the County of Madison by Resolution passed by the County Board, dated December 21, 2016 appropriated the sum of Two Hundred Forty Three Thousand (\$243,000.00) dollars from the County Matching Tax Fund; and

**WHEREAS**, the County of Madison has sufficient funds to appropriate for the improvement; and

**NOW, THEREFORE BE IT RESOLVED** by the County Board of Madison County that there is hereby appropriated the additional sum of Forty Seven Thousand (\$47,000.00) dollars from the County Matching Tax Fund to finance the County's share of this project.

**BE IT FURTHER RESOLVED** that the County Clerk of Madison County be directed to transmit three (3) certified copies of this Resolution to the State of Illinois Department of Transportation through its' District Engineer at Collinsville, Illinois.

All of which is respectfully submitted.

s/ Tom McRae  
Tom McRae

s/ Judy Kuhn  
Judy Kuhn

s/ Philip Chapman  
Philip Chapman

s/ David Michael  
David Michael

s/ Clint Jones  
Clint Jones

s/ Mike Walters  
Mike Walters

s/ Larry Trucano  
Larry Trucano

s/ Ann Gorman  
Ann Gorman

**Transportation Committee**