

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

AMENDED

**AGENDA
MADISON COUNTY BOARD
OCTOBER 20, 2021
5:00 P.M.**

To the members of the Madison County Board:

The following is the Agenda for the County Board Meeting on Wednesday, October 20, 2021, to be held at the Nelson “Nellie” Hagnauer County Board Room in the Administration Building in the City of Edwardsville, in the county and state aforesaid to be discussed and considered for approval.

1. Monthly reports of County Clerk, Circuit Clerk, Recorder, Regional Office of Education, Sheriff and Treasurer
2. Public Comment
3. Approval of Minutes
4. Awards/Recognitions/Proclamations
5. Amended Committee Assignments (if any):
6. Resolution to Reassign Real Estate Tax Cycle Committee Responsibilities to Finance and Government Operations Committee and to Eliminate Real Estate Tax Cycle Committee

A. APPOINTMENTS:

1. Resolution to Affirm the Terms of the Members of the Madison County Housing Authority
2. Madison County Board Member #27:
 - a. Paul Nicolussi is recommended for appointment to the remaining term of Heather Mueller-Jones who resigned from the board on 9/7/2021. New term expires 2022.
3. **Madison County Health Advisory Committee:**
 - a. **Dr. Paul Frohnert is recommended for appointment to a new 3 year term, replacing Dr. David Yablonsky (4/5/2021). New term expires on 4/5/2024.**
4. Chouteau Island Drainage & Levee District:
 - a. Billy M. Dillard is recommended for appointment to a new 3 year term (9/7/2021). New term expires 9/7/2024.
5. Southern Illinois Development Authority (SWIDA):
 - a. Justin Hopkins is recommended for appointment to the remaining 3 year term (1/31/2023), replacing Andrew Carruthers who resigned from the board on **1/18/2021**. New term expires 1/31/2023.

B. BUILDING AND ZONING COMMITTEE:

1. Zoning Resolution Z21-0063
2. Zoning Resolution Z21-0064
3. Zoning Resolution Z21-0065
4. Zoning Resolution Z21-0066
5. Zoning Resolution Z21-0067

C. FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Claims and Transfers Report
2. FY 2021 Immediate Emergency Appropriation – ARPA – County Board
3. FY 2021 Immediate Emergency Appropriation – 2022 CAC VOCA Grant
4. FY 2021 Immediate Emergency Appropriation – 2022 CAC DCFS Grant
5. Resolution Approving the Madison County Flood Prevention District and the Southwestern Illinois Flood Prevention District Council Fiscal Year 2022 Budget and Annual Report
6. FY 2022 Madison County Flood Prevention District Budget

D. GRANTS COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution Authorizing Home Program Funds to Justine Petersen Housing and Reinvestment Corporation

E. INFORMATION TECHNOLOGY COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution to Purchase Exagrid Equipment, Installation and Three (3) Year Support Agreement for the Madison County Information Technology Department

~~F. PUBLIC SAFETY COMMITTEE:~~

- ~~1. An Ordinance Revising Madison County Animal Control Fees~~

G. REAL ESTATE TAX CYCLE COMMITTEE:

1. Property Trustee Report

H. REAL ESTATE TAX CYCLE COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution to Award Three (3) Year Contract for Lockbox and Collector Bank Service for the Madison County Treasurer's Office

I. SEWER FACILITIES COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution to Award Contract for Sewer Billing Software for Madison County Special Service Area #1

J. TRANSPORTATION COMMITTEE:

1. Report of Bids on Precoated Galvanized Corrugated Steel Pipe
2. Jurisdictional Transfer of a Portion of Governors' Parkway to Village of Glen Carbon, Madison County, Illinois
3. Petition for County Aid, Fisher Bridge, Section 21-18114-00-BR, Olive and Alhambra Townships

K. UNFINISHED BUSINESS:

L. NEW BUSINESS:

M. ADJOURNMENT:

1. This meeting and the September Session are adjourned to Wednesday, November 17, 2021 at 5:00 p.m. for passage of the Property Tax Levy, pursuant to the Illinois Property Tax Code.

**RESOLUTION TO REASSIGN REAL ESTATE TAX CYCLE COMMITTEE
RESPONSIBILITIES TO FINANCE AND GOVERNMENT OPERATIONS COMMITTEE AND
TO ELIMINATE REAL ESTATE TAX CYCLE COMMITTEE**

WHEREAS, the Real Estate Tax Cycle Committee is a committee of the Madison County Board;
and

WHEREAS, the duties of the Real Estate Tax Cycle Committee include but are not limited to a) overseeing the County Assessment Office, b) serving as a liaison with the Board of Review, c) working with County departments and elected officials to coordinate and manage the real estate tax cycle, d) serving as a liaison with the Madison County Trustee, e) recommending actions necessary for the County Board to carry out its responsibilities as trustee for delinquent tax properties, and f) approving or recommending County Board approval of expenditures according to purchasing ordinances; and

WHEREAS, the County Board is in the process of considering whether to eliminate some of the existing 15 County Board committees and transfer those responsibilities to other committees in the interests of government efficiency; and

WHEREAS, the County Board has determined that the Real Estate Tax Cycle Committee should be eliminated with all duties and responsibilities to be transferred to the Finance and Government Operations Committee; and

WHEREAS, the County Board believes the Finance and Government Operations Committee can absorb the duties and responsibilities of, and is an appropriate fit for, the Real Estate Tax Cycle Committee given its similarity with the purpose and existing responsibilities of the Finance and Government Operations Committee.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County, Illinois, as follows:

1. All of the duties and responsibilities of the Real Estate Tax Cycle Committee shall be immediately transferred to the Finance and Government Operations Committee.
2. Henceforth, the Real Estate Tax Cycle Committee shall be and is eliminated.
3. All Board Rules and/or other resolutions that are inconsistent or are in conflict with the provisions of this Resolution shall, to the extent of any such inconsistency or conflict, are hereby repealed.

Kurt Prenzler, Chairman of the Madison County Board
October 20, 2021

RESOLUTION – Z21-0063

WHEREAS, on the 28th day of September 2021, a public hearing was held to consider the petition of Dale Shearer, owner of record with Donna Shearer, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct a detached garage that will be 30 feet from the west (front) property line instead of the required 50 feet. This is located in an “A” Agricultural District in Alhambra Township at 5916 Dauderman Road, Alhambra, Illinois, County Board District #4, PIN# 07-1-11-24-00-000-003.003; and,

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

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of Dale Shearer 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.

Mick Madison, Chair

Dalton Gray

s/ Terry Eaker

Terry Eaker

s/ Ryan Kneedler

Ryan Kneedler

s/ Bill Meyer

Bill Meyer

s/ Nick Petrillo

Nick Petrillo

s/ Robert Pollard

Robert Pollard

s/ Bobby Ross

Bobby Ross

s/ Victor Valentine

Victor Valentine

**BUILDING & ZONING COMMITTEE
OCTOBER 7, 2021**

Finding of Fact and Recommendations

Hearing Z21-0063

Petition of Dale Shearer, owner of record with Donna Shearer, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct a detached garage that would be 30 feet from the west (front) property line instead of the required 50 feet. This is located in an "A" Agricultural District in Alhambra Township at **5916 Dauderman Road, Alhambra**, Illinois, County Board District #4, PIN# 07-1-11-24-00-000-003.003

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Sharon Sherrill

Members Absent: Mary Goode

A **motion** was made by Sharon Sherrill and **seconded** by Nicholas Cohan that the petition of Dale Shearer be as follows: **Approved.**

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Dale Shearer, applicant, stated that he is wanting to build a 30x30 detached garage and is requesting a variance to be 30 feet from the property line. One reason for requesting the variance is because he wants to put a 20 ft concrete pad out front. He stated that the main issue is, he has a good idea where his front property line is, but he is not 100% certain without it being surveyed. Obtaining approval for the variance would ensure he meets setbacks.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Sharon Sherrill

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z21-0063

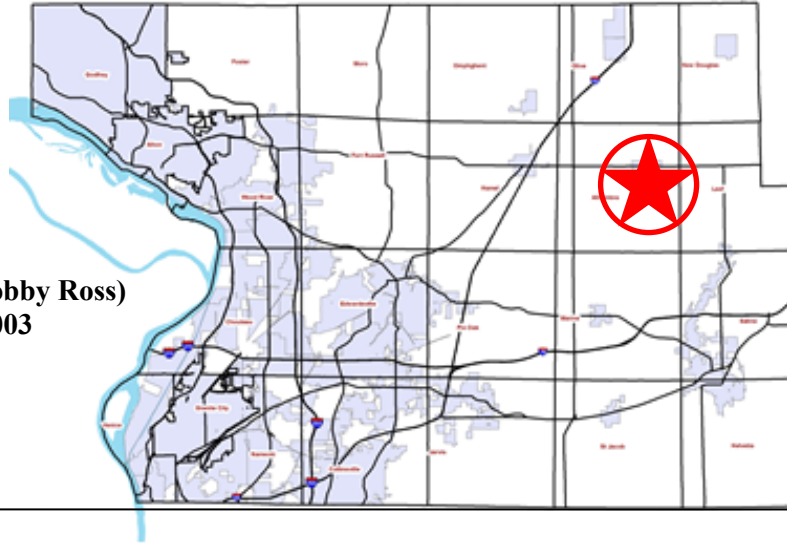
Meeting Date: September 28, 2021

From: Jen Hurley
Zoning Assistant

Location: 5916 Dauderman Road
Alhambra, Illinois
County Board District #4 (Bobby Ross)
PIN: 07-1-11-24-00-000-003.003

Zoning Request: Variance

Description: Accessory Structure Setback



Proposal Summary

The applicant is Dale Shearer, owner of record with Donna Shearer. The subject property is zoned “A” Agricultural District and is located in Alhambra Township at 5916 Dauderman Road, Alhambra, County Board District #4. The applicant is requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct a new accessory structure that would be 30 feet from the west (front) property line instead of the required 50 feet. In order for the applicant to be issued a building permit to construct the accessory structure, the subject variance must be reviewed and approved by the Zoning Board of Appeals (ZBA) as per §93.176, Section A, Item 1 of the Madison County Zoning Ordinance.

Planning and Zoning Considerations

- Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Single-Family Dwellings	“A” Agricultural
South	Single-Family Dwelling	“A” Agricultural
East	Row Cropping/Single-Family Dwelling	“A” Agricultural
West	Row Cropping	“A” Agricultural

- Zoning History* – There have been no other zoning requests on the subject property in the past, and there are no outstanding violations on the property.
- Variance for Accessory Building Setback* – The applicant is requesting to build a new accessory structure that would be 30 feet from the west (front) property line instead of the required 50 feet. The proposed detached garage would be 30 feet by 30 feet (900 sq ft) in size. In his narrative statement on page 6, the applicant stated that the peak of the detached garage may be as high as 15 feet, and he will have to bury the overhead powerline.

Staff Review

When reviewing an application, the following should be taken into consideration: (1) the precedent, (2) the Standards of Review, and (3) public input.

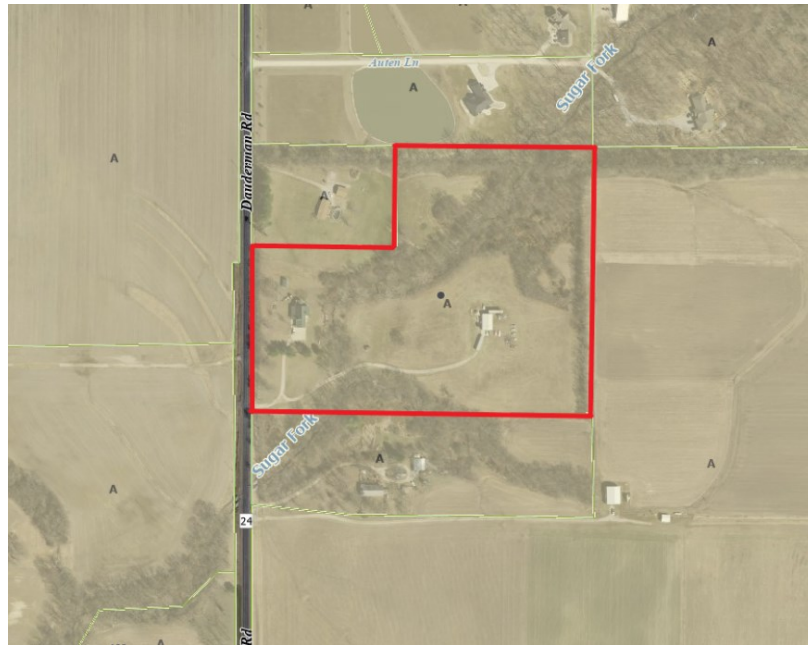
1. In the past 13 years, there have been 26 variance requests for the setback of an accessory structure. Only one 1 was denied.
2. The below Standards of Review for Variances should be taken into consideration for this request. The ZBA has the authority to add conditions of approval to the variance request or recommend denial of the request if the ZBA feels it does not meet the below Standards of Review.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Standards of Review for Variances

Per §93.167, Section (I), Items 1-4 of the Madison County Zoning Ordinance, the Zoning Board of Appeals shall ensure that the following conditions are met when considering a Variance request:

1. That there are special circumstances or conditions as fully described in the findings, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to the land or buildings in the surrounding area, and that circumstances or conditions are such that strict application of this Zoning Code would deprive the applicant of a reasonable permitted use of the land or building; and,
2. That, for reasons fully set forth in the findings, the granting of the variance is necessary for the reasonable use of land or buildings, and that the variance is the minimum variance that will accomplish this purpose; and,
3. That the granting of this variance would be in harmony with the general purpose and intent of this Zoning Code, and will not be injurious to the surrounding area or otherwise detrimental to the character and use of adjoining buildings and those in the vicinity, the Board, in making its findings, shall take into account whether the condition of the subject premises is peculiar to the lot or tract described in the petition or is merely part of the general condition of the area.
4. No Variance shall be approved that constitutes a variation in use not permitted in the district.

Aerial Photographs



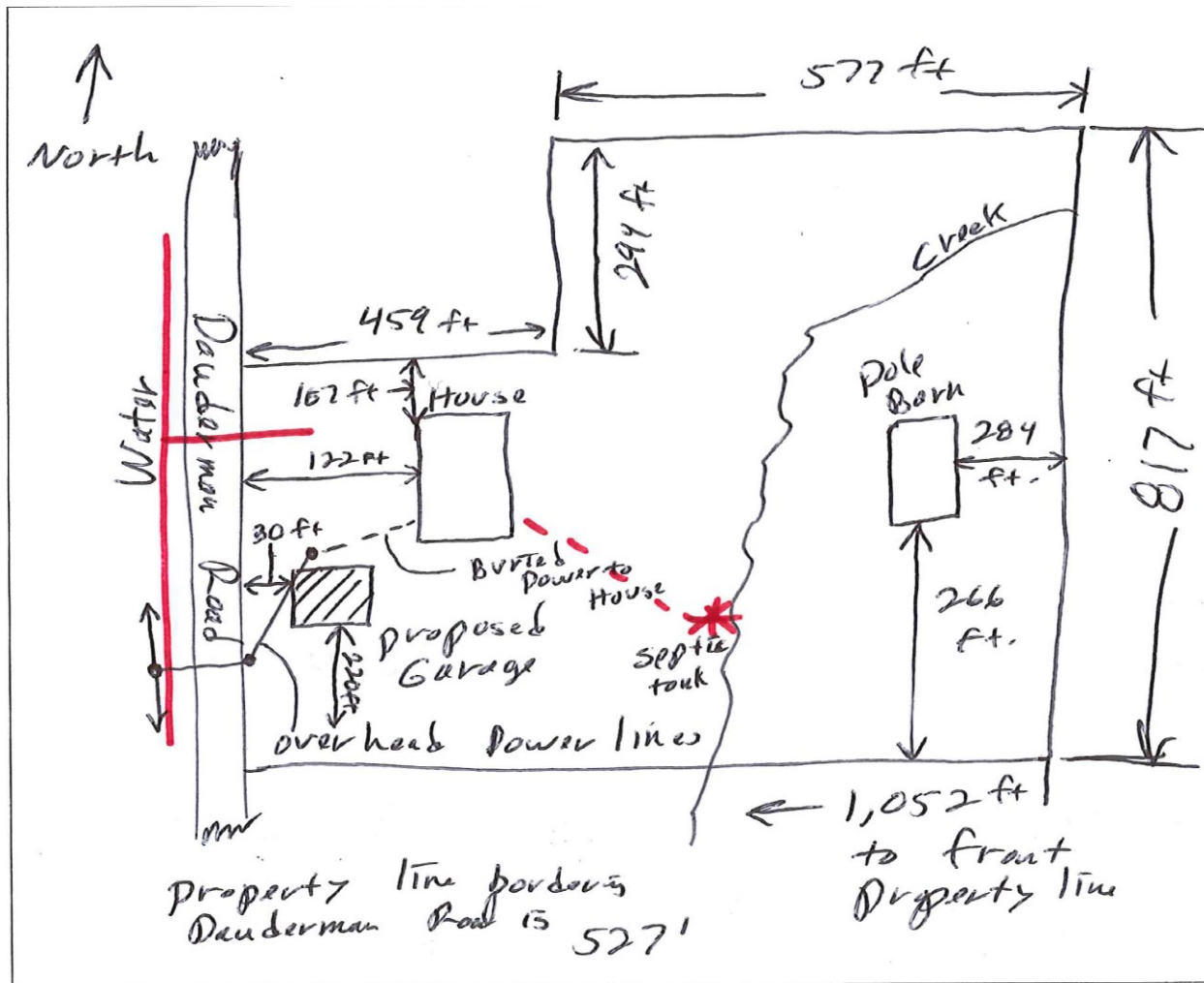
The subject property is outlined in red. Please note property lines may be skewed to imagery.



Site Photographs



Site Plan



Property line bordering
Dauderman Road is
Center of ditch.⁶
Measurements are from center of ditch

Narrative Statement

I am planning on building a 30ft x 30ft ^{Detached Garage} near my house - The location is between my concrete pad on the house and the road.

Along with the garage I plan on a 20ft deep concrete pad in front of the garage.

I am asking for a variance change of 30ft from the current 50ft along the west property line.

As the garage peak may be as high as 15ft. I will have to bury the current overhead power line.



8-12-2021

RESOLUTION – Z21-0064

WHEREAS, on the 28th day of September 2021, a public hearing was held to consider the petition of Eric Owens, applicant on behalf of Church of Christ, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 13 of the Madison County Zoning Ordinance in order to have a church use on site. This is located in an “A” Agricultural District in Foster Township at 3536 Prince Road, Alton, Illinois, County Board District #5, PIN# 20-1-02-34-03-301-001.002; and,

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

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of Eric Owens and Church of Christ 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.

Mick Madison, Chair

Dalton Gray

s/ Terry Eaker
Terry Eaker

s/ Ryan Kneedler
Ryan Kneedler

s/ Bill Meyer
Bill Meyer

s/ Nick Petrillo
Nick Petrillo

s/ Robert Pollard
Robert Pollard

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

**BUILDING & ZONING COMMITTEE
OCTOBER 7, 2021**

Finding of Fact and Recommendations

Hearing Z21-0064

Petition of Eric Owens, applicant on behalf of Church of Christ, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 13 of the Madison County Zoning Ordinance in order to have a church use on site. This is located in an "A" Agricultural District in Foster Township at **3536 Prince Road, Alton**, Illinois, County Board District #5, PIN# 20-1-02-34-03-301-001.002

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Sharon Sherrill

Members Absent: Mary Goode

A **motion** was made by George Ellis and **seconded** by Nicholas Cohan that the petition of Eric Owens and Church of Christ be as follows: **Approved.**

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Eric Owens, applicant, stated Church of Christ has been operating at this location since 1982, and since that time, the congregants have aged and there are more children, which has caused them to outgrow their space. They are currently using the basement of the existing building as a commons area and space for meals, and it is becoming increasingly difficult for some of the members to get down there. They are hoping to add a 2400 sq ft room with a 10 ft ceiling onto the east side of the current building. They would then turn the present worship area into a main level eating area and congregating area, and use the new room for worship services. They are also planning on remodeling the existing restrooms to make them ADA Compliant/wheelchair accessible.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Sharon Sherrill

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z21-0064

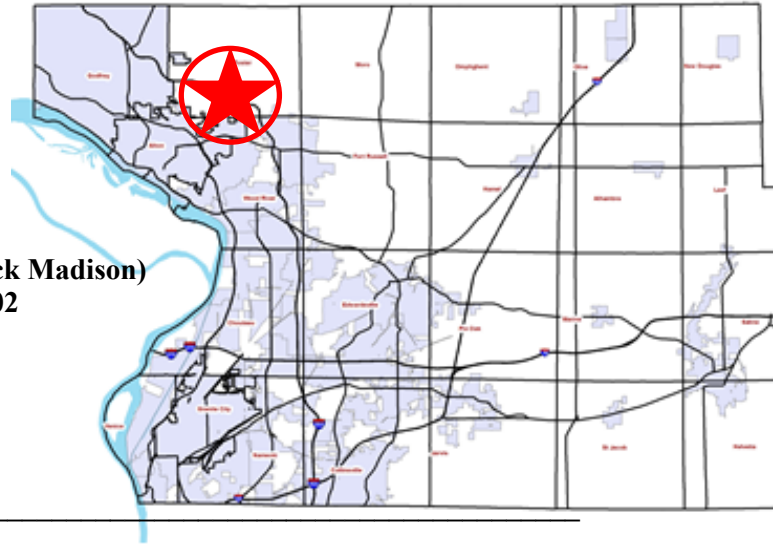
Meeting Date: September 28, 2021

From: Noelle Maxey
Zoning Coordinator

Location: 3536 Prince Road
Alton, Illinois
County Board District #5 (Mick Madison)
PIN: 20-1-02-34-03-301-001.002

Zoning Request: Special Use Permit

Description: Church



Proposal Summary

The applicant is Eric Owens, on behalf of Church of Christ, owner of record. The applicant is requesting a Special Use Permit (SUP) as per §93.023, Section D, Item 13 of the Madison County Zoning Ordinance in order to have a church on site. The subject property is zoned “A” Agricultural District and is located in Foster Township at 3536 Prince Road, Alton, County Board District #5. In order for this request to be permitted, the ZBA must review and approve the application as per §93.176, Section A, Item 2 of the Madison County Zoning Ordinance.

Planning and Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	I-255/Fosterburg Road Interchange	“A” Agricultural
South	Cloverleaf Golf Course	“A” Agricultural
East	Single-Family Dwelling	“A” Agricultural
West	Single-Family Dwellings	“A” Agricultural

- *Zoning History* – There have been no other zoning requests on the property in the past, and there are no outstanding violations.
- *SUP for Church* – The applicant is requesting a Special Use Permit in order to have a church on site. The Church of Christ is existing on site and has been there for a few decades. Since a Special Use Permit has never been obtained for the church on this property, the church use and structure are currently legal nonconforming. The applicant is intending to build an addition to the church that will be 2000-2500 sq ft in size. In order for the applicant to obtain a building permit for the addition, the church must first come into compliance by getting a Special Use Permit. In his narrative statement on page 6, the applicant states the new addition would be used as a meeting space and for church services, while the existing worship area would be repurposed as a space for classes and

common meals. See page 4 for the proposed addition and renovations of the existing church structure and page 5 for site photos.

- *Structures and Parking* – There is an existing legal nonconforming church on site with a parking lot large enough to accommodate the structure after the addition is constructed.

Staff Review

When reviewing an application, the following should be taken into consideration; (1) precedent, (2) standards of review and (3) public input.

1. In the last 13 years, there have been 4 other Special Use Permit requests for a church in an “A” Agricultural District. All were approved.
2. The below Standards of Review for Special Use Permits should be taken into consideration for this request. If the ZBA feels the request does not meet the below Standards of Review, the ZBA has the authority to place additional conditions of approval to the SUP or recommend denial of the request.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Standard of Review for Special Use Permits

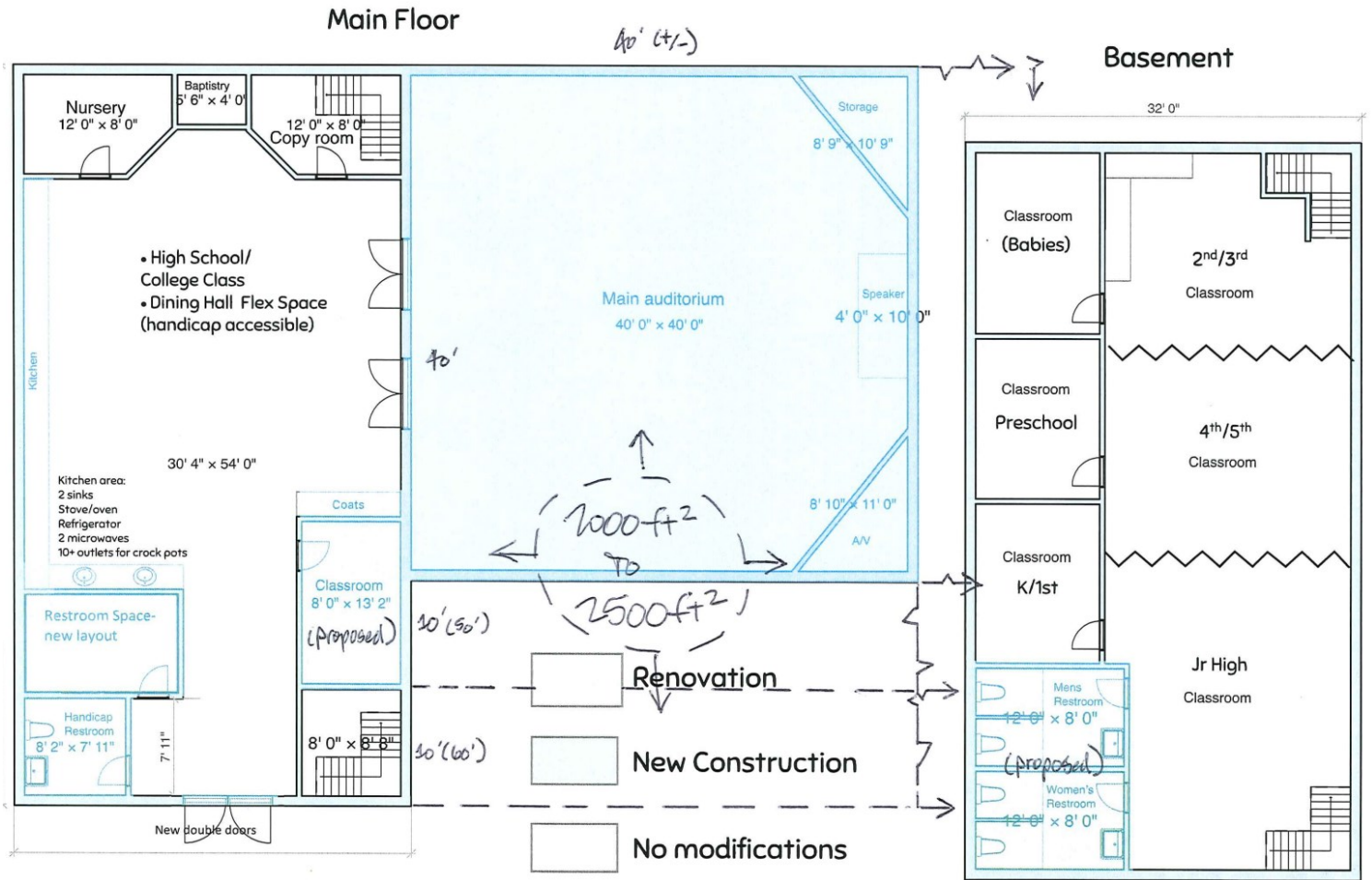
As per §93.178, Section (F), Items (1-7), below are the seven (7) consideration items listed in the Zoning Ordinance that the Zoning Board of Appeals shall take into account while reviewing a SUP request.

1. The effect the proposal would have on the county comprehensive plan;
2. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
3. Whether the application is necessary for the public convenience at that location;
4. In the case of an existing nonconforming use, whether a special use permit would make the use more compatible with its surroundings;
5. Whether the application is designed, located, and proposed to be operated in a manner that protects the public health, safety, and welfare;
6. Whether the application will cause injury to the value of other property in the neighborhood in which it is located; and,
7. Whether the special use would be detrimental to the essential character of the district in which it is located.

Aerial Photograph



Proposed Additions and Renovations



Site Photographs

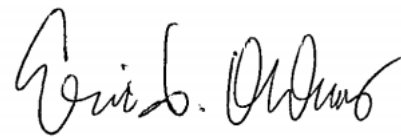


Narrative Statement

The church group (Church of Christ) is seeking permission for a Special Use Permit on an agriculturally-zoned property (3536 Prince Road, Alton, IL 62002) in order to add a 2000-2500ft² meeting room on the east side of their present building. The new room would serve as the site of regular worship services, while the present worship area would be repurposed as a utility space for classes and eating common meals. Additionally, the church seeks to retrofit the main level bathrooms for improving wheelchair accessibility and increasing capacity.

These improvements have been determined by the group to be necessary for several reasons. A growing number of the membership has aged to the point that using the present, downstairs accommodations for meals is an increasing hardship. Over the same time, there has been growth in membership and the number of children, outstripping the capacity of the present meeting room (which is approximately 1900ft²). Creating a new, larger worship area and using the former for gatherings should satisfy those needs. With the increase in age and number of attendees, the restroom changes would benefit all.

8/18/2021

A handwritten signature in black ink, appearing to read "Eric L. Owens". The signature is fluid and cursive, with the first name "Eric" being more prominent.

< ERIC L. OWENS >

RESOLUTION – Z21-0065

WHEREAS, on the 28th day of September 2021, a public hearing was held to consider the petition of Lanny and Alice Yates, owners of record, requesting a zoning map amendment to rezone a new 2 acre tract of land from “B-4” Wholesale Business District to “A” Agricultural District. This is located in Moro Township along Moro Road, Edwardsville, Illinois, County Board District #5, PIN# 16-1-03-34-00-000-026.003; and,

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

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of Lanny and Alice Yates 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.

Mick Madison, Chair

Dalton Gray

s/ Terry Eaker
Terry Eaker

s/ Ryan Kneedler
Ryan Kneedler

s/ Bill Meyer
Bill Meyer

s/ Nick Petrillo
Nick Petrillo

s/ Robert Pollard
Robert Pollard

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

BUILDING & ZONING COMMITTEE
OCTOBER 7, 2021

Finding of Fact and Recommendations

Hearing Z21-0065

Petition of Lanny and Alice Yates, owners of record, requesting a zoning map amendment in order to rezone a new 2 acre tract of land from “B-4” Wholesale Business District to “A” Agricultural District. This is located in Moro Township along Moro Road, Edwardsville, Illinois, County Board District #5, PIN# 16-1-03-34-00-000-026.003

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Sharon Sherrill

Members Absent: Mary Goode

A **motion** was made by Sharon Sherrill and **seconded** by George Ellis that the petition of Lanny and Alice Yates be as follows: **Approved.**

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Lanny Yates, applicant, stated that he was having trouble hearing and his attorney would be speaking on his behalf. Mr. Yates’ attorney, Ken Balsters, stated that he completed the petition for Mr. and Mrs. Yates. He stated that this tract was carved out of a larger Agricultural tract, and is currently zoned “B-4”. In order to build a single-family residence for their granddaughter, Mr. Balsters explained that they either needed to obtain a Special Use Permit for “B-4” zoning, or rezone the property and return it to Agricultural zoning. They ultimately decided to request the rezoning.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Sharon Sherrill

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z21-0065

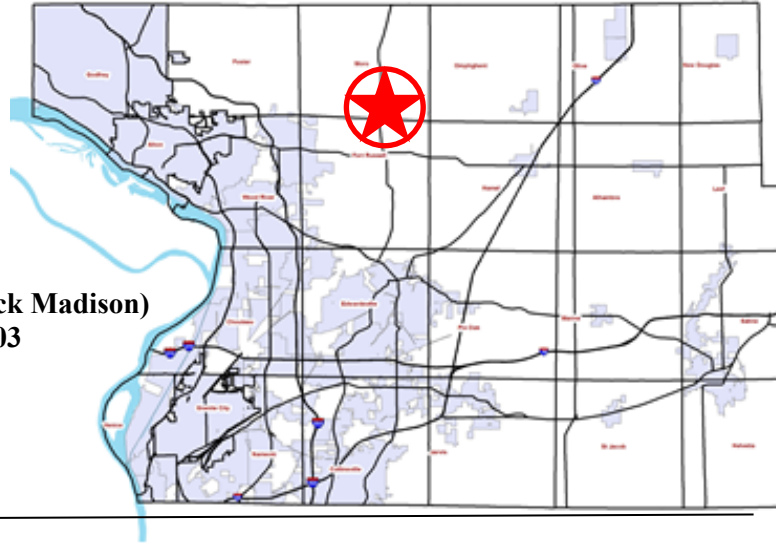
Meeting Date: September 28, 2021

From: Noelle Maxey
Zoning Coordinator

Location: Along Moro Road
Moro, Illinois
County Board District #5 (Mick Madison)
PIN: 16-1-03-34-00-000-026.003

Zoning Request: Zoning Map Amendment

Description: Rezoning from “B-4” to “A”



Proposal Summary

The applicants are Lanny and Alice Yates, owners of record. The subject property is located in Moro Township along Moro Road, Moro, County Board District #5. The applicant is requesting to rezone a new 2 acre tract of land from “B-4” Wholesale Business District to “A” Agricultural District. The request to rezone the lot must be reviewed and approved by the Zoning Board of Appeals (ZBA) as per §93.176, Section A, Item 3 of the Madison County Zoning Ordinance.

Planning and Zoning Considerations

Direction	Land Use	Zoning
North	Row Cropping/Agricultural Production	“B-4” Wholesale Business
South	Single-Family Dwellings	“R-2” Single-Family Residential
East	Single-Family Dwelling	“A” Agricultural
West	Row Cropping/Agricultural Production	“B-4” Wholesale Business

- *Land Use and Zoning of Surrounding Properties*
- *Zoning History* – There have been no other zoning requests on the property, and there are no outstanding violations.
- *Rezoning from “B-4” to “A”* – The applicants are requesting to rezone the new 2 acre tract of land from “B-4” Wholesale Business District to “A” Agricultural District. The applicants created a new 2 acre parcel from their large farm property through the Maps & Plats Department, and they are requesting to rezone the new lot to “A” Agricultural District to build a new home on site for their granddaughter and family. See page 3 for the aerial photo and zoning map, page 4 for site photos, and page 5 for the site plan of the property.

Staff Review

When reviewing an application, the following should be taken into consideration: (1) the precedent, (2) the Standards of Review, and (3) public input.

1. In the past 13 years, there have been over 100 requests for zoning map amendments, most of which have been approved.
2. The below Standards of Review for Zoning Amendments should be taken into consideration for this request. The ZBA has the authority to recommend denial of the request if the ZBA feels it does not meet the below Standards of Review.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Standard of Review for Zoning Amendments

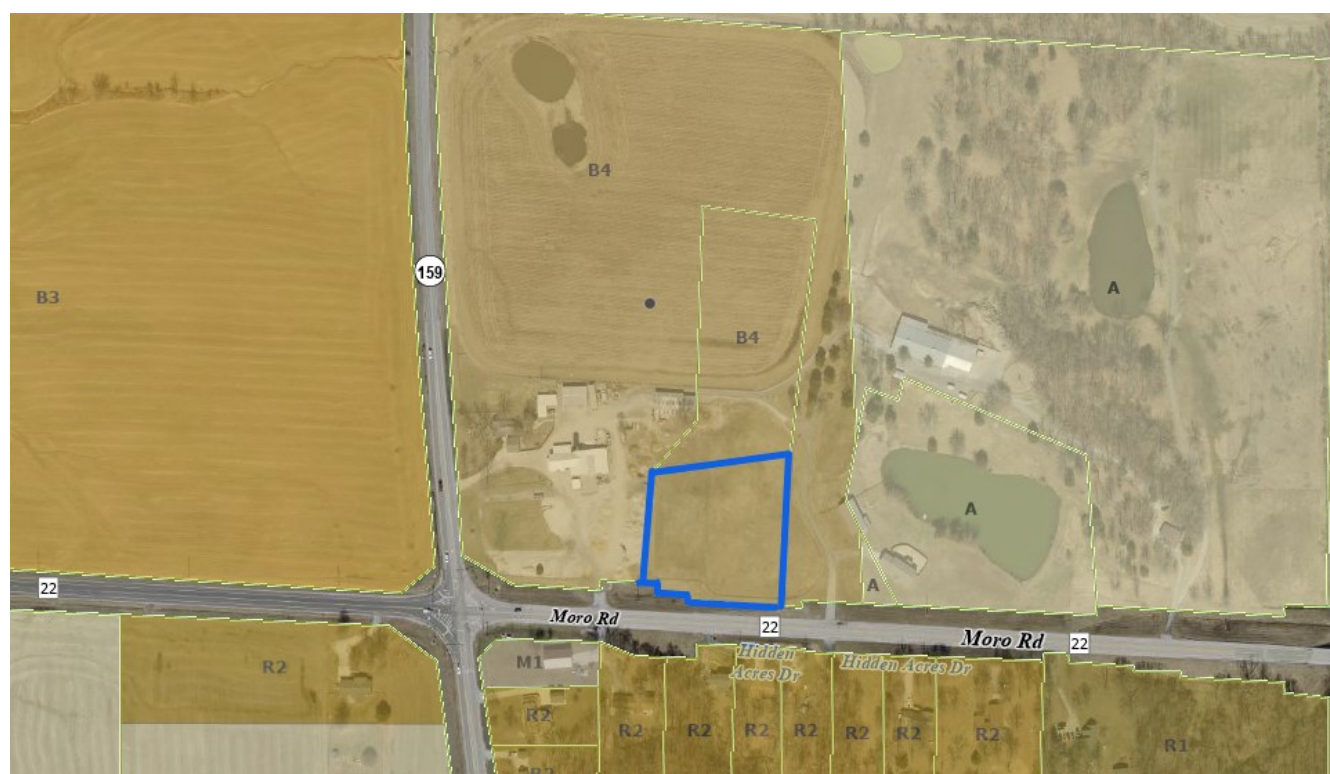
Per §93.178, Section (F), Items 1-7 of the Madison County Zoning Ordinance, the Zoning Board of Appeals shall consider the following items when reviewing a Zoning Map Amendment:

1. The effect the proposal would have on the county comprehensive plan;
2. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
3. Is the application necessary for the public convenience at that location;
4. In the case of an existing nonconforming use, will a special use permit/map amendment make the use more compatible with its surroundings;
5. Is the application so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;
6. Will the application cause injury to the value or other property in the neighborhood in which it is located; and,
7. Will the special use/map amendment be detrimental to the essential character of the district in which it is located?

Aerial Photograph & Zoning Map



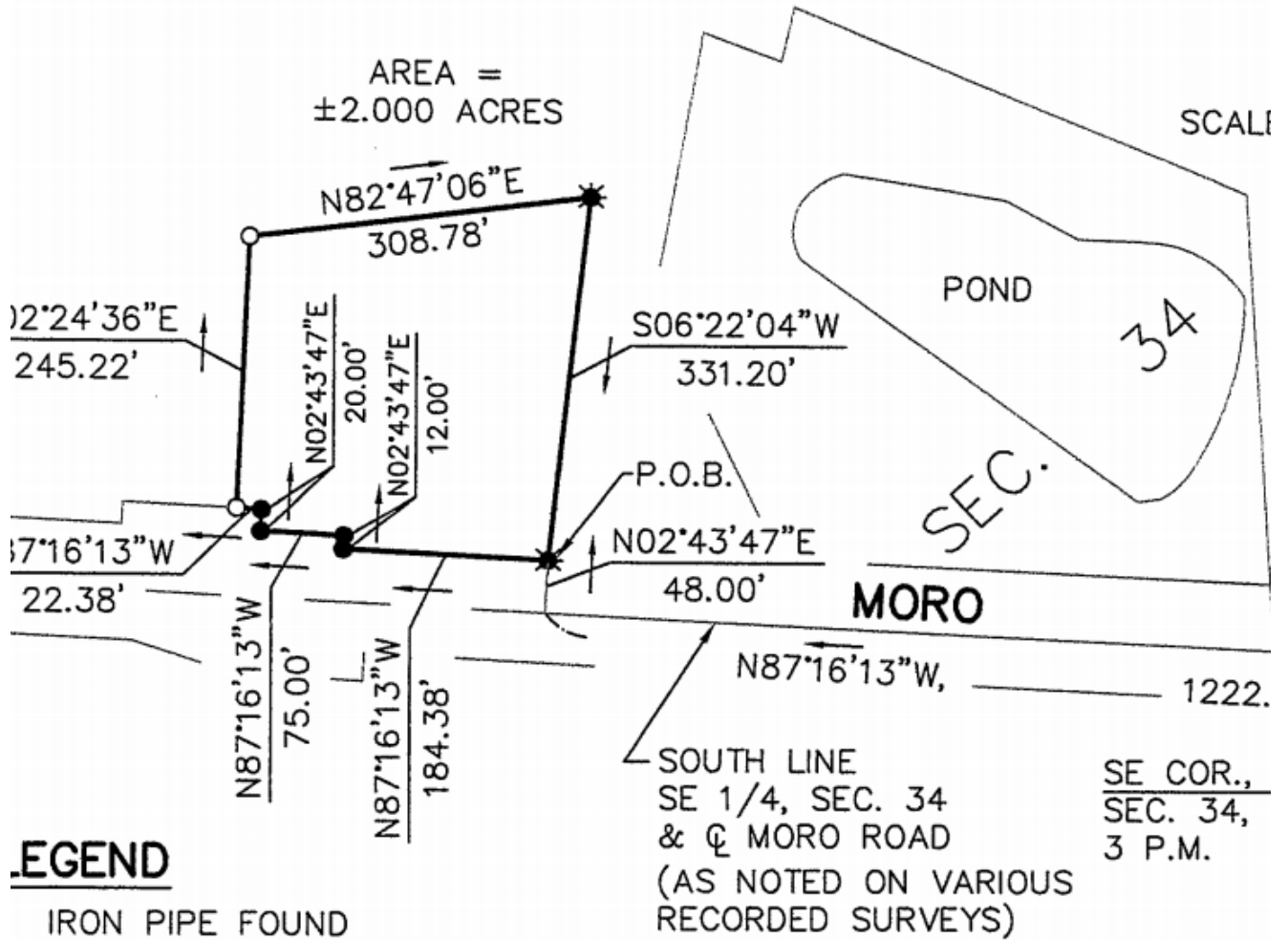
The approximate location of the new lot is outlined in blue. Please note property lines may be skewed to imagery.



Site Photographs



Site Plan



Narrative Statement

We are desirous of building a single-family residential home on the 2-acre tract for our granddaughter and her spouse. The tract is currently zoned B-4 and we are told a Special Use Application hearing and granting would be necessary for the obtaining of such Special Use Permit. In the alternative, we are pursuing the route of a 2-acre AG rezoning which will allow us to build the one (1) residential unit we are desirous of doing for our granddaughter.

RESOLUTION – Z21-0066

WHEREAS, on the 28th day of September 2021, a public hearing was held to consider the petition of Dean Croft, applicant on behalf of Thomas Linder, owner of record, requesting a zoning map amendment to rezone a new 5.58 acre tract of land from “A” Agricultural District to “B-5” Planned Business District in order to operate a self-storage facility on site. This is located in Pin Oak Township along Blackburn Road, Edwardsville, Illinois, County Board District #11, PIN# 10-1-16-09-00-000-001.003; and,

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

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of Dean Croft and Thomas Linder be as follows: **Approved with Appendix “A”**; 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.

Mick Madison, Chair

Dalton Gray

s/ Terry Eaker
Terry Eaker

s/ Ryan Kneedler
Ryan Kneedler

s/ Bill Meyer
Bill Meyer

s/ Nick Petrillo
Nick Petrillo

s/ Robert Pollard
Robert Pollard

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

**BUILDING & ZONING COMMITTEE
OCTOBER 7, 2021**

Appendix “A” – “B-5” District Conditions of Use

- (A)** The applicant will be required to adhere to all district conditions and use requirements below. Should the applicant submit plans with substantial differences than the proposed use(s) and accompanying site plan, the applicant will be required to return to the Building & Zoning Committee for review upon a recommendation from the Zoning Board of Appeals.

(B) District Conditions of Use.

1. Yard areas. No building shall be erected or enlarged unless the following yards are provided and maintained in connection with the building:
 - a. Front Yard. A front yard setback not less than 20 feet shall be provided.
 - b. Side Yard. A side yard setback of at least 10 feet shall be provided.
 - c. Rear Yard. A rear yard setback of at least 10 feet shall be provided.
2. Additional Requirements: Signs §93.118, Parking §93.147, Loading Area, §93.148.

(C) Permitted Uses

1. Self-storage facility, including outdoor and covered storage of RVs, boats, trailers, and other recreational vehicles.

(D) Accessory uses. (See § 93.051 (B))

Accessory uses that are clearly associated with and supplementary to the principal uses of the lot or tract of land.

1. Off-street parking and loading.
2. Accessory structures.

(E) Prohibited uses.

1. Boarding and rooming houses; dormitories, fraternity and sorority houses; apartment hotels; manufactured homes or manufactured home parks; and any uses for living quarters not specifically provided for in this Appendix.
2. Neither junkyards, the dismantling of vehicles or the storage of dismantled vehicles, petroleum bulk plants, or outside storage of inflammable liquids or explosives, shall be permitted in this district. There shall be no off-site parking permitted in this district.
3. Vehicles, such as automobiles, RVs, buses, and trucks that do not bear a current set of license plates; or are not in running condition; or are in such condition that they are inoperable on public streets shall not be permitted.

Finding of Fact and Recommendations

Hearing Z21-0066

Petition of Dean Croft, applicant on behalf of Thomas Linder, owner of record, requesting a zoning map amendment to rezone a new 5.58 acre tract of land from “A” Agricultural District to “B-5” Planned Business District in order to operate a self-storage facility on site. This is located in Pin Oak Township **along Blackburn Road, Edwardsville**, Illinois, County Board District #11, PIN# 10-1-16-09-00-000-001.003

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Sharon Sherrill

Members Absent: Mary Goode

A **motion** was made by Nicholas Cohan and **seconded** by George Ellis that the petition of Dean Croft and Thomas Linder be as follows: **Approved with Appendix “A”**.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Dean Croft, applicant, stated he and his wife are long-term residents of this area, and they are looking to build this self-storage facility to operate in their retirement years. Their research showed that the northwest corridor of Edwardsville is an affluent area, with no RV storage. The name of their brand will be “RV and Secure Storage,” which will be a secure facility, complete with 6 ft tall barbwire fencing. Mr. Croft stated that Wilson is the engineer that stamped the drawings; **VI.** Wilson Waggoner with Sherrill Associates states the facility will be a combination of enclosed storage unit buildings, self-serve units, as well as a number of covered parking canopies. The lot surface will be gravel, with 2-way drive aisles between buildings. There will be 10 ft setbacks on all sides, according to the “B-5” zoning district regulations. There will be one main entrance with a 30 ft wide concrete apron; **VII.** Thomas Ambrose, ZBA member, asked what the access road is, to which Mr. Croft replied there is I-55 frontage on one side, but access will only be from Blackburn Road. Mr. Ambrose asked if there were any other storage areas nearby, to which Mr. Croft replied yes, there is one on Blackburn when you turn off 143. Mr. Croft stated that facility is full and has been there 20+ years.

Roll-call vote.

Ayes to the motion: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Don Metzler

Nays to the motion: None

Recused from voting: Sharon Sherrill

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z21-0066

Meeting Date: September 28, 2021

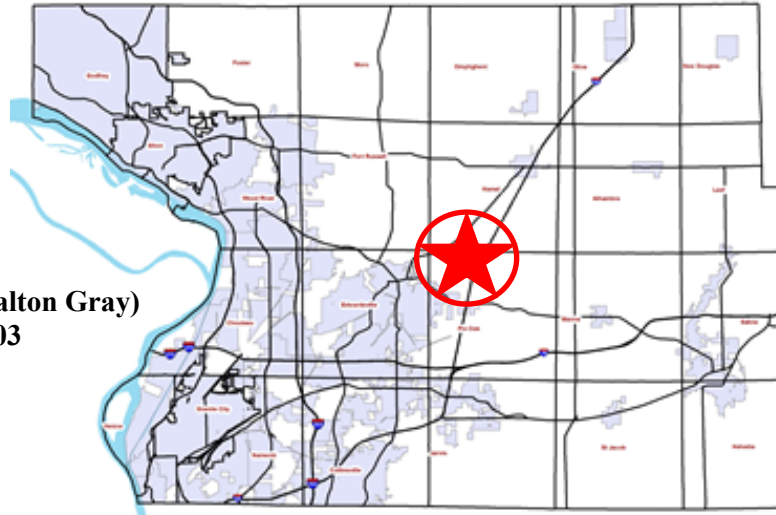
From: Noelle Maxey
Zoning Coordinator

Location: Along Blackburn Road
Edwardsville, Illinois
County Board District #11 (Dalton Gray)
PIN: 10-1-16-09-00-000-001.003

Zoning Request: Zoning Map Amendment

Description: Rezoning from “A” to “B-5”

Attachments: Attachment “A” – Letter from Current Owner
Appendix “A” – “B-5” District Conditions of Use



Proposal Summary

The applicant is Dean Croft, on behalf of Thomas Linder, owner of record. The subject property is located in Pin Oak Township along Blackburn Road and is currently zoned “A” Agricultural District. The applicant split off 5.58 acres from the 15.58 acre parcel and is wanting to rezone the new lot from Agricultural to “B-5” Planned Business District in order to operate a self-storage facility on site. The request to rezone the lot must be reviewed and approved by the Zoning Board of Appeals (ZBA) as per §93.176, Section A, Item 3 of the Madison County Zoning Ordinance.

Planning and Zoning Considerations

Direction	Land Use	Zoning
North	Row Cropping	“A” Agricultural
South	Single-Family Dwelling	“B-3” Highway Business
East	I-55	
West	Row Cropping	“A” Agricultural

- *Land Use and Zoning of Surrounding Properties*
- *Zoning History* – There have been no other zoning hearings in the past, and there are no outstanding violations on the property.
- *Rezoning from “A” to “B-5”* – The subject property is currently zoned “A” Agricultural District and is 5.58 acres in size. This lot was recently split off from a 15.58 acre farm property. The applicant is wanting to rezone from “A” to “B-5” Planned Business District in order to operate a self-storage facility on site, including covered storage for RVs, boats, trailers, and other recreational vehicles. The facility would include 6 storage unit structures and 4 covered parking canopies. The remaining 10 acres will remain farmland zoned “A” Agricultural District. See page 4 for site photos, page 5 for the proposed site plan and survey from the recent division of the property, and page 6 for the narrative statement.

Since there are only “A” and “B-3” Districts adjacent to this property, and self-storage facilities are only permitted in “B-4” Districts, staff recommended rezoning to a “B-5” Planned Business District. The “B-5” District allows for flexibility for the applicant while minimizing the impact on the surrounding area. Appendix “A” on page 7 details the Conditions of Use for this “B-5” District, should the zoning map amendment be approved. The ZBA may consider the impact of these potential uses on the surrounding area.

Staff Review

When reviewing an application, the following should be taken into consideration: (1) the precedent (2) the Standards of Review, and (3) public input.

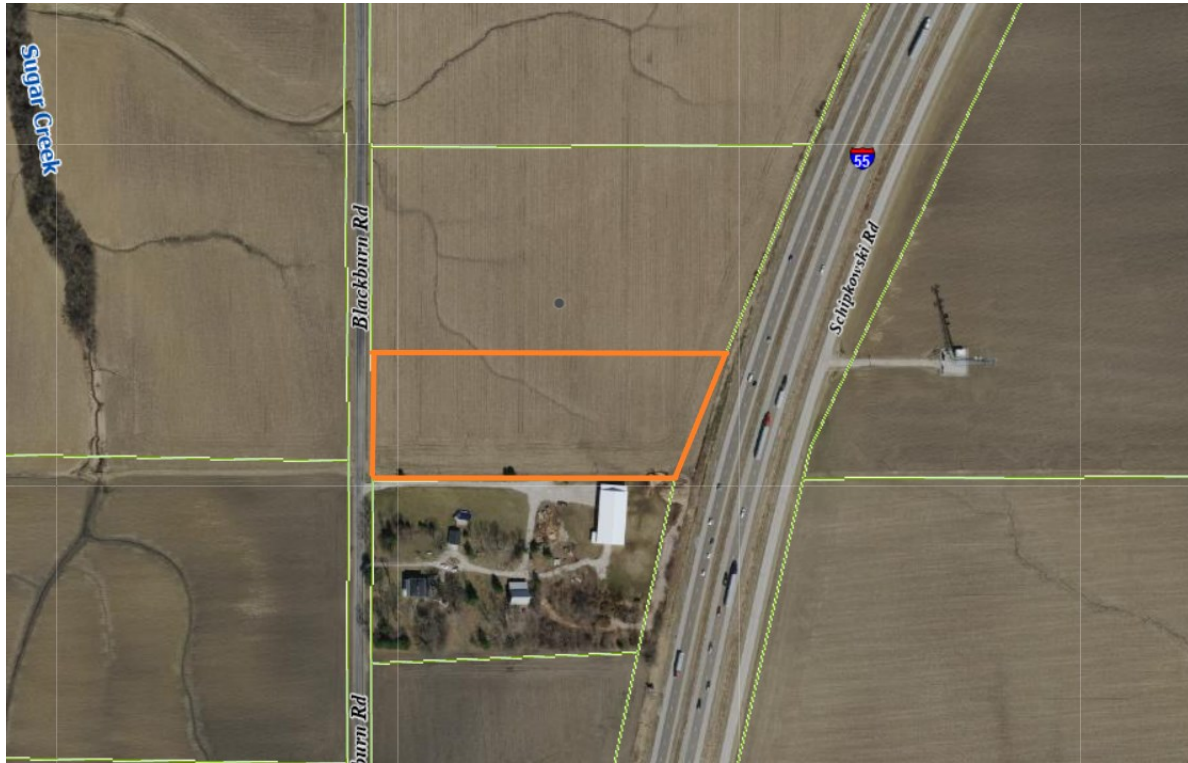
1. In the past 13 years, there have been over 100 requests for zoning map amendments. Most of them have been approved.
2. The below Standards of Review for Zoning Amendments should be taken into consideration for this request. The ZBA has the authority recommend denial of the request if the ZBA feels it does not meet the below Standards of Review.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Standard of Review for Zoning Amendments

Per §93.178, Section (F), Items 1-7 of the Madison County Zoning Ordinance, the Zoning Board of Appeals shall consider the following items when reviewing a Zoning Map Amendment:

1. The effect the proposal would have on the county comprehensive plan;
2. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
3. Is the application necessary for the public convenience at that location;
4. In the case of an existing nonconforming use, will a special use permit/map amendment make the use more compatible with its surroundings;
5. Is the application so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;
6. Will the application cause injury to the value or other property in the neighborhood in which it is located; and,
7. Will the special use/map amendment be detrimental to the essential character of the district in which it is located?

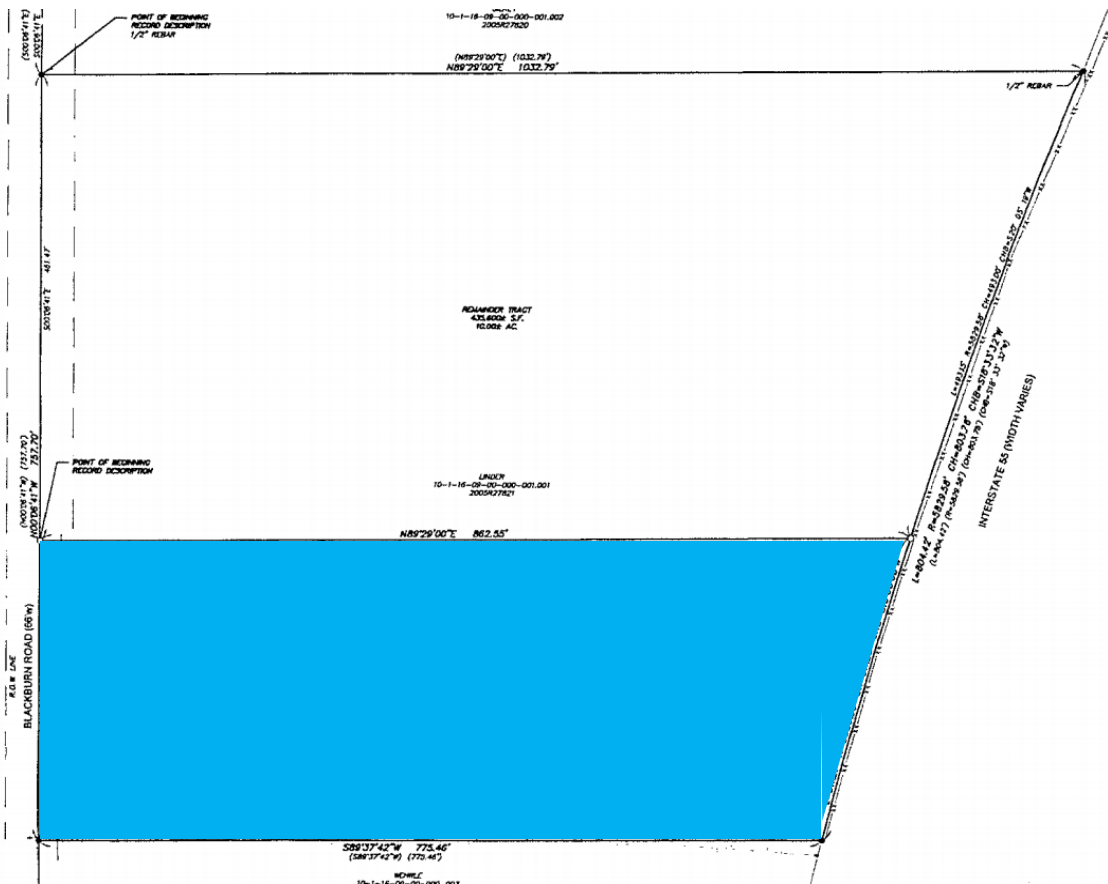
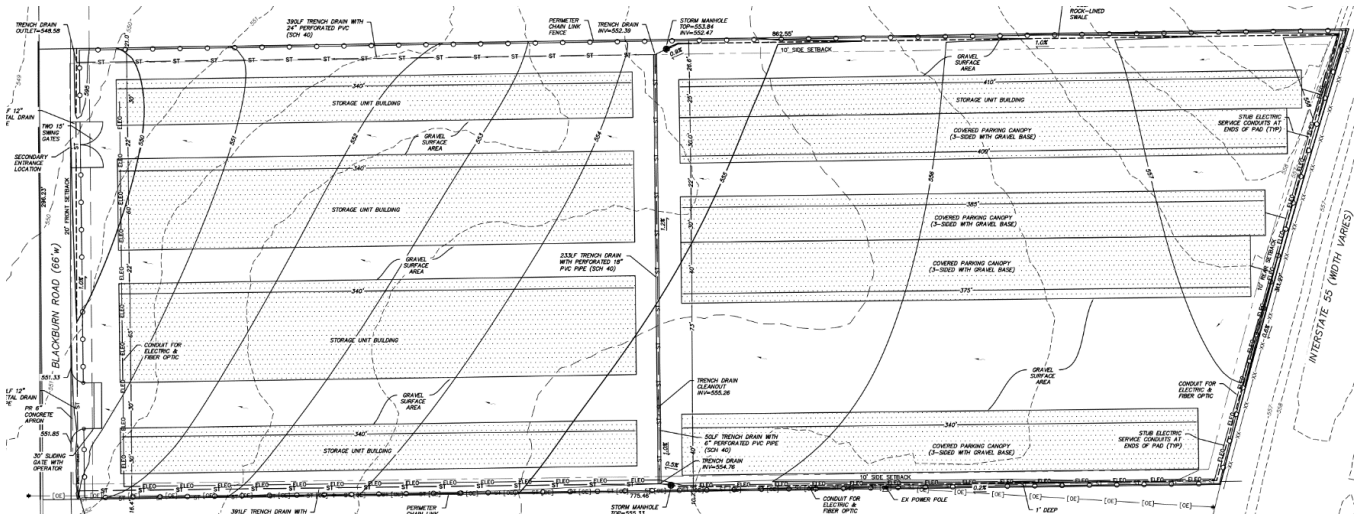
Aerial & Zoning Map



Site Photographs



Site Plan & Survey



Narrative Statement

- a. Dean Croft requests rezoning of the 5.58 from "A" Agricultural to "B-5" Planned Business District to build and operate a secure residential storage facility for area's residents and companies convenience. With the pandemic, local residents have purchased RV's and have upgraded their houses which both result in need for additional secure storage in the area. Dean and Becky Croft have lived in Edwardsville area for 30 plus years and will directly manage the facility. The facility will supply secure storage for recreational vehicles (canopies and outside lot) as well as personal belonging in separate locked storage compartments.
- b. Edwardsville and Madison County Illinois residents lack sufficient local storage options as most facilities in the immediate area are full and have waiting lists. The site was selected due to its location adjacent to I55 and in the vicinity of Illinois Route 143. Furthermore, the site is outside of the I55 Development Plan boundaries.
- c. Note that the adjacent tract of property immediately to the south of the 5.58 acre property is currently zoned B-3. I-55 lies to the East of the tract of property and agricultural property lies to the North and the West.
- d. There are no other distinguishing characteristics of the current agricultural field.

Attachment "A" – Letter from Current Owner

Thomas A. Linder
32818 – 44th Avenue NW
Stanwood, WA 98292

August 16, 2021

To Whom it May Concern:

I, Thomas Linder, intend to sell 5.58 acres to Mr. Dean Croft. This represents a partial sale (approximately 1/3) of my parcel ID 10-1-16-09-00-000-001.001 on Blackburn Road, Edwardsville, IL.

Respectfully,

Thomas Linder

Thomas Linder

Notarized by: Matthew Caplinger
August 16, 2021
Snohomish County
Matthew Caplinger



Appendix “A” – “B-5” District Conditions of Use

- (F)** The applicant will be required to adhere to all district conditions and use requirements below. Should the applicant submit plans with substantial differences than the proposed use(s) and accompanying site plan, the applicant will be required to return to the Building & Zoning Committee for review upon a recommendation from the Zoning Board of Appeals.

(G) District Conditions of Use.

1. Yard areas. No building shall be erected or enlarged unless the following yards are provided and maintained in connection with the building:
 - a. Front Yard. A front yard setback not less than 20 feet shall be provided.
 - b. Side Yard. A side yard setback of at least 10 feet shall be provided.
 - c. Rear Yard. A rear yard setback of at least 10 feet shall be provided.
2. Additional Requirements: Signs §93.118, Parking §93.147, Loading Area, §93.148.

(H) Permitted Uses

1. Self-storage facility, including outdoor and covered storage of RVs, boats, trailers, and other recreational vehicles.

(I) Accessory uses. (See § 93.051 (B))

Accessory uses that are clearly associated with and supplementary to the principal uses of the lot or tract of land.

1. Off-street parking and loading.
2. Accessory structures.

(J) Prohibited uses.

1. Boarding and rooming houses; dormitories, fraternity and sorority houses; apartment hotels; manufactured homes or manufactured home parks; and any uses for living quarters not specifically provided for in this Appendix.
2. Neither junkyards, the dismantling of vehicles or the storage of dismantled vehicles, petroleum bulk plants, or outside storage of inflammable liquids or explosives, shall be permitted in this district. There shall be no off-site parking permitted in this district.
3. Vehicles, such as automobiles, RVs, buses, and trucks that do not bear a current set of license plates; or are not in running condition; or are in such condition that they are inoperable on public streets shall not be permitted.

RESOLUTION – Z21-0067

WHEREAS, on the 28th day of September 2021, a public hearing was held to consider the petition of Scot and Jil Lehr, owners of record, requesting a variance as per §93.023, Section E, Item 3 of the Madison County Zoning Ordinance in order to have a maximum of 10 horses on site instead of the maximum of 5 currently allowed. This is located in an “A” Agricultural District in St. Jacob Township 11158 Lake Road, Highland, Illinois, County Board District #4, PIN# 05-1-23-10-00-000-008.004; and,

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

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of Scot and Jil Lehr, be **approved with conditions** as follows:

1. This variance request is approved for Scot and Jil Lehr only. Any future owners/tenants shall be allowed one horse per acre per the Madison County Zoning Ordinance, unless approved for a similar variance for additional horses.
2. All waste from the horses or otherwise shall be disposed of properly and shall not create a health hazard or eyesore to the surrounding area.
3. The owners/applicants shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.

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.

Mick Madison, Chair

Dalton Gray

s/ Terry Eaker
Terry Eaker

s/ Ryan Kneeder
Ryan Kneeder

s/ Bill Meyer
Bill Meyer

s/ Nick Petrillo
Nick Petrillo

s/ Robert Pollard
Robert Pollard

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

**BUILDING & ZONING COMMITTEE
OCTOBER 7, 2021**

Finding of Fact and Recommendations Hearing Z21-0067

Petition of Scot and Jil Lehr, owners of record, requesting a variance as per §93.023, Section E, Item 3 of the Madison County Zoning Ordinance in order to have a maximum of 10 horses on site instead of the

maximum of 5 currently allowed. This is located in an “A” Agricultural District in St. Jacob Township at **11158 Lake Road, Highland**, Illinois, County Board District #4, PIN# 05-1-23-10-00-000-008.004

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Sharon Sherrill

Members Absent: Mary Goode

A **motion** was made by George Ellis and **seconded** by Thomas Ambrose that the petition of Scot and Jil Lehr be **Approved with Conditions** as follows:

1. This variance request is approved for Scot and Jil Lehr only. Any future owners/tenants shall be allowed one horse per acre per the Madison County Zoning Ordinance, unless approved for a similar variance for additional horses.
2. All waste from the horses or otherwise shall be disposed of properly and shall not create a health hazard or eyesore to the surrounding area.
3. The owners/applicants shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Scot Lehr, applicant, stated that they currently have 5 horses that they use for trail-riding offsite, and that horses are a big part of their family. Three of those horses are senior citizen horses and have arthritis and other problems. Mr. Lehr stated that they will not be putting the horses down because they can’t be ridden, but will let them live out the rest of their lives in their pastures. Mr. Lehr stated that they have 5 riders in their family, so they are looking to replace the horses as the older ones age out; **VI.** Thomas Ambrose, ZBA member, asked if there are any regulations for riding horses on the road. Mr. Lehr replied that he doesn’t think there is; however, most of their riding is done off-site at their property in Southern Illinois where they go most weekends. Sometimes they do ride around their circle drive, but most of their riding is off-site at horse shows and their property near Shawnee; **VII.** George Ellis, ZBA member, asked what the average life expectancy is for these horses. Mr. Lehr stated that he believes it may be around 35 years, but with the type of riding they do, his two oldest horses are about at the end of their usable/ridable years.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Sharon Sherrill

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z21-0067

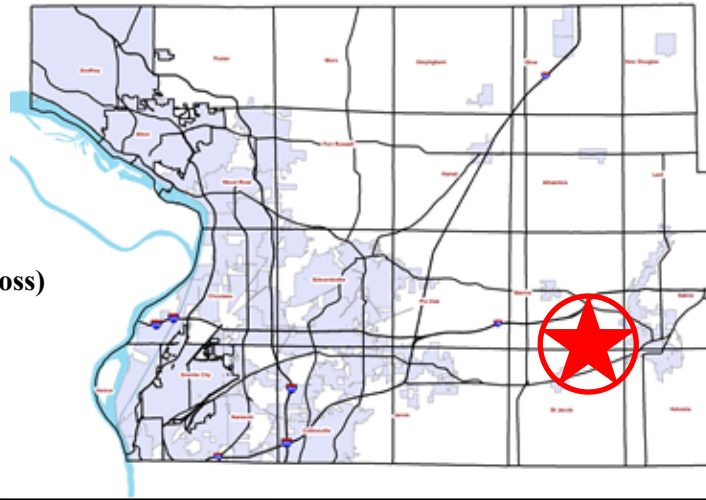
Meeting Date: September 28, 2021

From: Noelle Maxey
Zoning Coordinator

Location: 11158 Lake Road
Highland, Illinois
County Board District #4 (Bobby Ross)
PIN: 05-1-23-10-00-000-008.004

Zoning Request: Variance

Description: Number of Horses Allowed on Site



Proposal Summary

The applicants are Scot and Jil Lehr, owners of record. The subject property is zoned “A” Agricultural District and is located in St. Jacob Township at 11158 Lake Road, Highland, County Board District #4. The applicant is requesting a variance as per §93.023, Section E, Item 3 of the Madison County Zoning Ordinance to have a maximum of 10 horses on site instead of the maximum of 5 currently allowed. In order for this request to be permitted, the subject variance must be reviewed and approved by the Zoning Board of Appeals (ZBA) as per §93.176, Section A, Item 1 of the Madison County Zoning Ordinance.

Planning and Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Single-Family Dwelling/Row Cropping	“A” Agricultural
South	Single-Family Dwelling/Row Cropping	“A” Agricultural
East	Single-Family Dwelling	“A” Agricultural
West	Row Cropping	“A” Agricultural

- *Zoning History* – There have been no other zoning requests on the subject property by the current property owner, and there are no outstanding violations.
- *Variance for Additional Horses* – The applicants are requesting to have additional horses on site than what is currently allowed. The subject property is zoned “A” Agricultural District and is 5 acres in size, which would allow for a maximum of 5 horses on site. The applicants currently have 5 horses and are requesting a variance for an additional 5, which would allow a maximum of 10 horses on site. The applicants state in their narrative statement on page 6 that they have a pasture and manure management program, and the additional horses would not have an impact on surrounding neighbors. See page 4 for the site plan and page 5 for site photos. Staff has proposed conditions of approval for this variance request, which can be found on the following page.

Staff Review

When reviewing an application, the following should be taken into consideration: (1) the precedent, (2) the Standards of Review, and (3) public input.

1. In the past 13 years, there have been 6 variance requests to have more horses than allowed on a property. All were approved.
2. The below Standards of Review for Variances should be taken into consideration for this request. The ZBA has the authority to add conditions of approval to the variance request or recommend denial of the request if the ZBA feels it does not meet the below Standards or Review.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Conditions of Approval

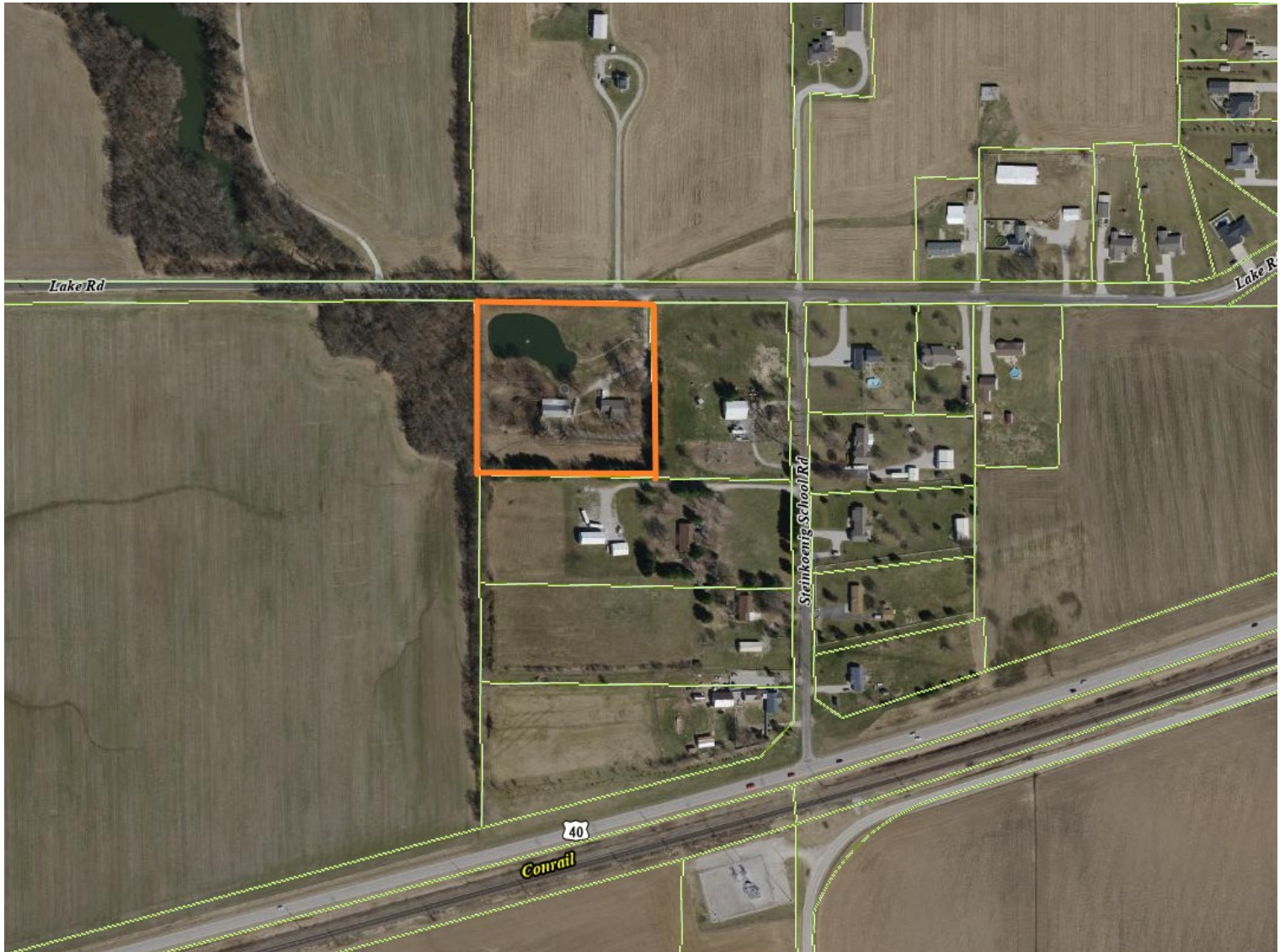
1. This variance request is approved for Scot and Jil Lehr only. Any future owners/tenants shall be allowed one horse per acre per the Madison County Zoning Ordinance, unless approved for a similar variance for additional horses.
2. All waste from the horses or otherwise shall be disposed of properly and shall not create a health hazard or eyesore to the surrounding area.
3. The owners/applicants shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.

Standards of Review for Variances

Per §93.167, Section (I), Items 1-4 of the Madison County Zoning Ordinance, the Zoning Board of Appeals shall ensure that the following conditions are met when considering a Variance request:

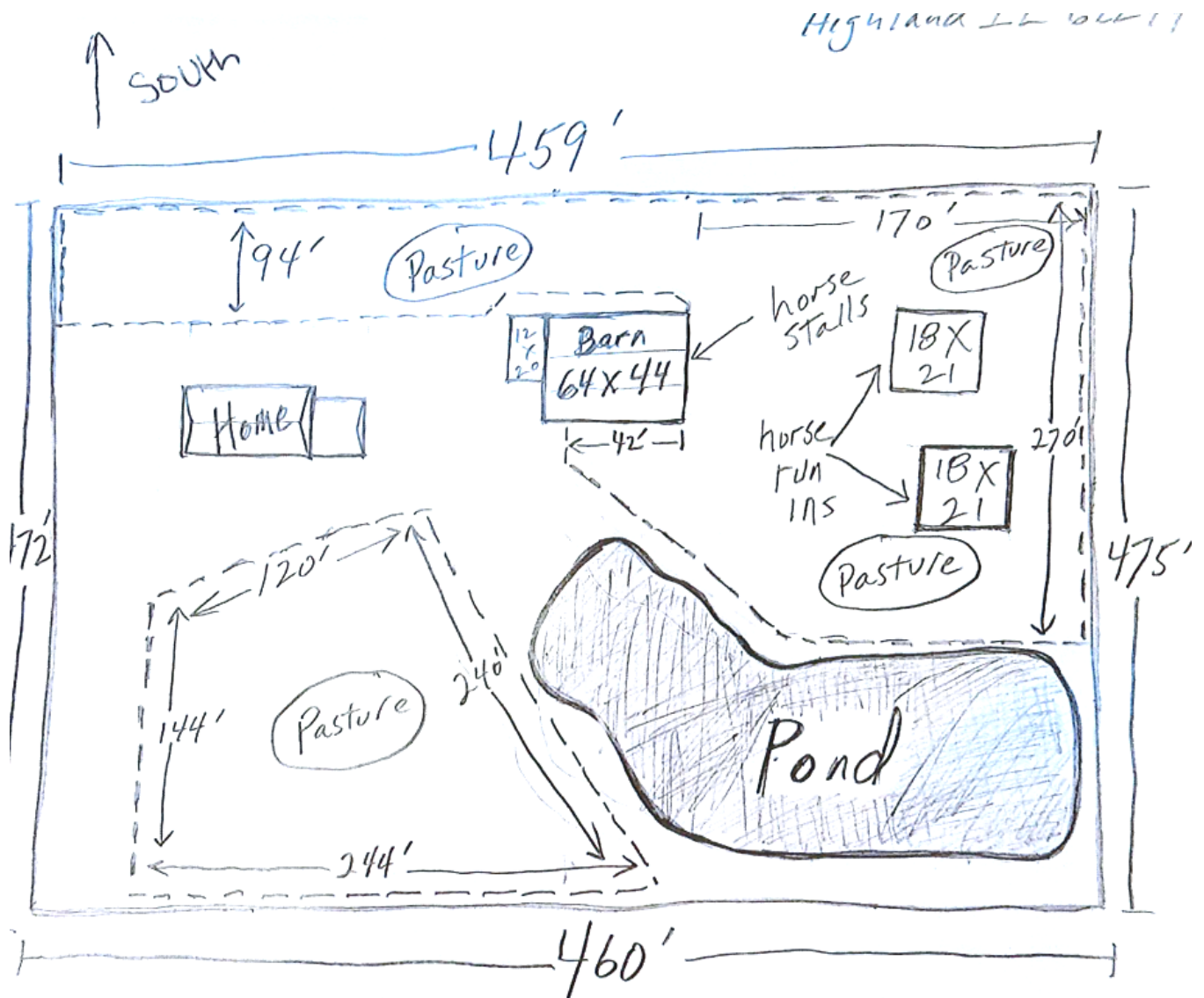
1. That there are special circumstances or conditions as fully described in the findings, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to the land or buildings in the surrounding area, and that circumstances or conditions are such that strict application of this Zoning Code would deprive the applicant of a reasonable permitted use of the land or building; and,
2. That, for reasons fully set forth in the findings, the granting of the variance is necessary for the reasonable use of land or buildings, and that the variance is the minimum variance that will accomplish this purpose; and,
3. That the granting of this variance would be in harmony with the general purpose and intent of this Zoning Code, and will not be injurious to the surrounding area or otherwise detrimental to the character and use of adjoining buildings and those in the vicinity, the Board, in making its findings, shall take into account whether the condition of the subject premises is peculiar to the lot or tract described in the petition or is merely part of the general condition of the area.
4. No Variance shall be approved that constitutes a variation in use not permitted in the district.

Aerial Photograph



The subject property is outlined in orange. Please note property lines may be skewed to imagery.

Site Plan



• Run in Capacity 5 horses each shelter

↓ north

Site Photographs



Narrative Statement

We are requesting a variance to our property at 11158 lake road in Highland to allow additional horses. We currently have 5 horses on our land. Our horses are growing older, some are at retirement age.

We have 5 active riders in our family and we want to provide enough horses to ride and be able to give our older horses, a great retirement life.

Our goal is to start younger horses. We have a great pasture and manure management program. This does not, and will not be any impact on our neighboring landowners.

We are requesting a variance for an additional 5 horses. Our future plan involves obtaining a mare and breeding her to raise younger stock. We would not immediately be getting 5 more horses, but grow our herd slowly over the next several years.

Thank you for your consideration

Scot & Jil Lehr

SUMMARY REPORT OF CLAIMS AND TRANSFERS
September

Mr. Chairman and Members of the County Board:

Submitted herewith is the Claims and Transfers Report for the month of September 2021 requesting approval

FUND TYPE	PAYROLL	CLAIMS
	09/03/2021 & 09/17/2021	09/01/2021 - 09/30/2021
GENERAL	\$ 2,493,009.39	\$ 391,507.16
SPECIAL REVENUE	1,425,632.82	1,410,321.04
SPECIAL REVENUE ARPA	0.00	0.00
DEBT SERVICE	0.00	0.00
CAPITAL PROJECT	0.00	2,950.00
ENTERPRISE	55,760.59	98,029.16
INTERNAL SERVICE	33,391.36	2,059,560.58
COMPONENT UNIT	0.00	0.00
GRAND TOTAL	\$ 4,007,794.16	\$ 3,962,367.94
<hr/> s/ David Michael	s/ Ryan Kneeder	
David W. Michael	s/ Gussie Glasper	
Madison County Auditor	s/ John Eric Foster	
October 20, 2021	s/ Jamie Goggin	
	s/ Erica Harriss	
	s/ Robert Pollard	
	FINANCE & GOV'T OPERATIONS COMMITTEE	

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2021 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, subsequent to the adoption of said County Budget, the County has been allocated \$51,078,063 in federal funding through the American Rescue Plan Act (ARPA); and

WHEREAS, it has been determined that there are necessary expenditures that will be incurred for the purchase of consulting and compliance review services for the County Board Department to assist with administering the federal grant funds received through ARPA; and

WHEREAS, said expenditures were not provided for in the Fiscal Year 2021 Budget and are eligible under ARPA; and

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2021 Budget for the County of Madison be increased by \$500,850 in the ARPA – County Board fund.

Respectfully submitted,

s/ Ryan Kneedler

s/ Gussie Glasper

s/ John Eric Foster

s/ Jamie Goggin

s/ Erica Harriss

s/ Robert Pollard

FINANCE & GOV'T OPERATIONS COMMITTEE

OCTOBER 14, 2021

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2021 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, subsequent to the adoption of said budget, the Madison County Child Advocacy Center has received a grant from the Child Advocacy Centers of Illinois for the purpose of providing funding to expand staffing to meet the service demands of the Child Advocacy Center; and,

WHEREAS, the Child Advocacy Centers of Illinois has authorized funds in the amount of \$265,144 with the County providing additional matching funds of \$46,320; and

WHEREAS, the agreement provides a grant period of October 1, 2021, through June 30, 2022, any amount not expended in Fiscal Year 2021 will be re-appropriated for the remaining grant period in Fiscal Year 2022;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2021 Budget for the County of Madison be increased by \$311,464 in the account established as 2022 Child Advocacy Center – VOCA Grant fund.

Respectfully submitted,

s/ Ryan Kneedler

s/ Gussie Glasper

s/ John Eric Foster

s/ Jamie Goggin

s/ Erica Harriss

s/ Robert Pollard

FINANCE & GOV'T OPERATIONS COMMITTEE

OCTOBER 14, 2021

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2021 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, subsequent to the adoption of said budget, the Madison County Child Advocacy Center has received a grant from the Illinois Department of Children and Family Services for the purpose of providing continued funding for the administrative costs of the Child Advocacy Center; and,

WHEREAS, the Illinois Department of Children and Family Services has authorized funds in the amount of \$135,224, with the County providing no additional match funds; and

WHEREAS, the agreement provides a grant period of July 1, 2021, through June 30, 2022 any amount not expended in Fiscal Year 2021 will be re-appropriated for the remaining grant period in Fiscal Year 2022;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2021 Budget for the County of Madison be increased by \$135,224 in the account established as 2022 Child Advocacy Center - Illinois DCFS Grant.

Respectfully submitted,

s/ Ryan Kneidler

s/ Gussie Glasper

s/ John Eric Foster

s/ Jamie Goggin

s/ Erica Harriss

s/ Robert Pollard

FINANCE & GOV'T OPERATIONS COMMITTEE

OCTOBER 14, 2021

**RESOLUTION APPROVING THE MADISON COUNTY FLOOD PREVENTION DISTRICT
AND THE SOUTHWESTERN ILLINOIS FLOOD PREVENTION DISTRICT COUNCIL
FISCAL YEAR 2022 BUDGET AND ANNUAL REPORT**

WHEREAS, the Madison County Flood Prevention District was created in accordance with 70 ILCS 750, the Flood Prevention District Act; and

WHEREAS, the Flood Prevention District Act permits two or more flood prevention districts to join together to provide services described in this Act; and

WHEREAS, by Intergovernmental Agreement, the Madison County Flood Prevention District, the St. Clair County Flood Prevention District and the Monroe County Flood Prevention District have joined together to create the Southwestern Illinois Flood Prevention District Council; and

WHEREAS, 70 ILCS 750/40 requires a budget and annual report be submitted to the County Board each year; and

WHEREAS, the Board of Commissioners of the Southwestern Illinois Flood Prevention District Council which includes the members of the Madison County Flood Prevention District has approved a Budget and Annual Report for Fiscal Year 2022.

NOW THEREFORE BE IT RESOLVED by the County Board of the County of Madison, Illinois that the attached Budget and Annual Report of the Madison County Flood Prevention District and the Southwestern Illinois Flood Prevention District Council are hereby approved.

Respectfully Submitted,

Chris Guy

s/ Robert Pollard
Robert Pollard

s/ John Foster
John Foster

s/ Gussie Glasper
Gussie Glasper

s/ Jamie Goggin
Jamie Goggin

s/ Erica Harriss
Erica Harriss

s/ Ryan Kneedler
Ryan Kneedler

**FINANCE AND GOVERNMENT OPERATIONS COMMITTEE
OCTOBER 14, 2021**

**MADISON COUNTY, ILLINOIS
FLOOD PREVENTION DISTRICT
DETAIL BUDGET**

PROJECTED FY 2021 AND PROPOSED FY 2022 EXPENDITURES

<u>FLOOD PREVENTION OCCUPATION TAX FUND</u>	<u>Projected FY 2021</u>	<u>Proposed FY 2022</u>
Flood Prevention District Budget	\$ 10,839,776	\$ 11,457,643

PROJECTED FY 2021 AND PROPOSED FY 2022 REVENUES

<u>FLOOD PREVENTION OCCUPATION TAX FUND</u>	<u>Projected FY 2021</u>	<u>Proposed FY 2022</u>
Taxes	\$ 6,177,378	\$ 6,529,489
Interest & Misc.	388,909	396,687
Total Flood Prevention District	<u>\$ 6,566,287</u>	<u>\$ 6,926,176</u>

Respectfully submitted,

s/ Ryan Kneedler

s/ Gussie Glasper

s/ John Eric Foster

s/ Jamie Goggin

s/ Erica Harriss

s/ Robert Pollard

FINANCE & GOVERNMENT OP. COMM.

**RESOLUTION TO PURCHASE EXAGRID EQUIPMENT, INSTALLATION AND THREE (3)
YEAR SUPPORT AGREEMENT FOR THE MADISON COUNTY
INFORMATION TECHNOLOGY DEPARTMENT**

Mr. Chairman and Members of the County Board:

WHEREAS, the Madison County Information Technology Department wishes to purchase Exagrid equipment, installation and three (3) year support agreement; and,

WHEREAS, proposals were advertised and received from the following vendor; and,

SecureData Technologies, Inc.
1392 Frontage Road
O'Fallon, IL 62269.....\$365,861.00

WHEREAS, SecureData Technologies, Inc. met all specifications at a total contract price of three hundred sixty-five thousand eight hundred sixty-one dollars (\$365,861.00); and,

WHEREAS, it is the recommendation of the Madison County Information Technology Department to purchase said equipment, installation and support agreement from SecureData Technologies, Inc. of O'Fallon, IL; and,

WHEREAS, this purchase will be paid from the Information Technology/GIS FY 2021 budget; and,

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 SecureData Technologies, of O'Fallon, IL for the aforementioned Exagrid equipment, installation and support agreement.

Respectfully submitted by,

s/ Jamie Goggin
Jamie Goggin

s/ Michael Holliday, Sr
Michael Holliday, Sr.

s/ Bruce Malone
Bruce Malone

Dalton Gray

s/ Jack Minner
Jack Minner

s/ Aaron Messner
Aaron Messner

s/ Mike Babcock
Mike Babcock

Valerie Doucleff
**INFORMATION TECHNOLOGY COMMITTEE
OCTOBER 14, 2021**

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Eric Foster
Eric Foster

s/ Gussie Glasper
Gussie Glasper

s/ Jamie Goggin
Jamie Goggin

s/ Erica Harriss
Erica Harriss

s/ Ryan Kneedler
Ryan Kneedler

**FINANCE & GOVERNMENT OPERATIONS
COMMITTEE
OCTOBER 14, 2021**

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 Real Estate Tax Cycle 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 this 20th day of October, 2021.

ATTEST:

County Clerk

County Board Chairman

Submitted by,

s/ Terry Eaker

s/ Valerie Doucleff

s/ Denise Wiehardt

s/ Bill Stoutenborough

REAL ESTATE TAX CYCLE COMMITTEE

OCTOBER 6, 2021

[illegible]

**RESOLUTION TO AWARD THREE (3) YEAR CONTRACT FOR LOCKBOX AND
COLLECTOR BANK SERVICE FOR THE MADISON COUNTY TREASURER'S OFFICE**

Mr. Chairman and Members of the County Board:

WHEREAS, the Madison County Treasurer's Office wishes to award a three year contract with an optional two years for lockbox and collector bank services; and,

WHEREAS, bids were advertised and received from the following banks; and,

First Collinsville Bank.....\$267,000.00

Associated Bank.....\$288,000.00

WHEREAS, the Treasurer's Office has reviewed the bids and recommends the lowest responsible bidder, FCB; and,

WHEREAS, the total cost for this expenditure will be paid from Madison County Treasurer's 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 FCB of Edwardsville, IL for the aforementioned Lockbox and Collector Bank Service Contract.

Respectfully submitted by,

Michael Holliday, Sr.

s/ Denise Wichardt
Denise Wichardt

s/ Terry Eaker
Terry Eaker

s/ Valerie Doucleff
Valerie Doucleff

s/ Bill Stoutenborough
Bill Stoutenborough

**REAL ESTATE TAX CYCLE COMMITTEE
OCTOBER 6, 2021**

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Eric Foster
Eric Foster

s/ Jamie Goggin
Jamie Goggin

s/ Erica Harriss
Erica Harriss

s/ Ryan Kneedler
Ryan Kneedler

s/ Gussie Glasper
Gussie Glasper

**FINANCE & GOVERNMENT OPERATIONS
COMMITTEE
OCTOBER 14, 2021**

**RESOLUTION TO AWARD CONTRACT FOR SEWER BILLING SOFTWARE
FOR MADISON COUNTY SPECIAL SERVICE AREA #1**

Mr. Chairman and Members of the County Board:

WHEREAS, the Madison County Special Service Area #1 wishes to award a contract for sewer billing software and startup services; and,

WHEREAS, requests for proposals were advertised and received; and,

gWorks
Omaha, NE..... \$37,505.00

Tyler Technologies
Yarmout, ME..... \$160,487.00

Rostech
Potomac, MD..... \$133,725.00

Springbrooks
Fairview Heights, IL..... \$41,625.00

Edmunds Govtech
Greenville, SC..... \$37,741.00

Creative Technologies
San Juan Capistrano, CA..... \$27,275.00 (Fees to be paid by residents)

Banyon Data Systems
Burnsville, MN..... \$16,320.00 (Did not meet specs)

WHEREAS, gWorks met all specifications at a total contract price of Thirty-seven thousand five hundred five dollars (\$37,505.00); and,

WHEREAS, it is the recommendation of the Madison County Special Area #1 to purchase said software from gWorks; and,

WHEREAS, this service agreement will be paid from FY 2021 Special Service Area #1 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 gWorks of Omaha, NE for the aforementioned monitoring units.

Respectfully submitted by,

s/ Eric Foster
Eric Foster

s/ Matt King
Matt King

s/ Chris Hankins
Chris Hankins

s/ Aaron Messner
Aaron Messner

s/ Denise Wichardt
Denise Wichardt

s/ Jamie Goggin
Jamie Goggin
SEWER FACILITIES
OCTOBER 7, 2021

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Eric Foster
Eric Foster

s/ Gussie Glasper
Gussie Glasper

s/ Jamie Goggin
Jamie Goggin

s/ Erica Harriss
Erica Harriss

s/ Ryan Kneedler
Ryan Kneedler

FINANCE & GOVERNMENT OPERATIONS
OCTOBER 14, 2021

REPORT OF BIDS ON PRECOATED GALVANIZED CORRUGATED STEEL PIPE

Mr. Chairman and Members of the Madison County Board

Ladies and Gentlemen:

WE, your Transportation Committee, advertised for quotations for furnishing Precoated Galvanized Corrugated Steel Pipe for use on the County Highways of Madison County for the period of November 1, 2021 through November 30, 2022, beg leave to report that on Tuesday, October 12, 2021, at 10:30 a.m. at 7037 Marine Road, Edwardsville, Illinois, the following suppliers submitted quotes which were compared as a group on one foot of 84" diameter pipe plus equal dollar amounts of the other sizes, the prices thus quoted were as follows:

Metal Culverts, Inc.
Jefferson City, MO \$9,412.28

Your Committee recommends that the contract be awarded to Metal Culverts, Inc., of Jefferson City, MO, for furnishing the as needed amount of Precoated Galvanized Corrugated Steel Pipe at their low quoted price of \$9,412.28, said quote being the lowest received on said material for use in the maintenance of County Highways of Madison County for the period of November 1, 2021 through November 30, 2022. Quotes are subject to change each month based on contract terms and conditions.

All of which is respectfully requested

s/ William Meyer
William Meyer

s/ Mick Madison
Mick Madison

Michael Holliday, Sr.

s/ Judy Kuhn
Judy Kuhn

s/ Matt King
Matt King

s/ Chris Hankins
Chris Hankins

s/ Mike Walters
Mike Walters

s/ Bobby Ross
Bobby Ross

s/ Ryan Kneedler
Ryan Kneedler

TRANSPORTATION COMMITTEE

**JURISDICTIONAL TRANSFER OF A PORTION OF GOVERNORS' PARKWAY TO
VILLAGE OF GLEN CARBON MADISON COUNTY, ILLINOIS**

Mr. Chairman and Members of the Madison County Board

Ladies and Gentlemen:

WHEREAS, the County of Madison and the Village of Glen Carbon entered into an Agreement for the Transfer of the Jurisdiction of a portion of the following named road with description from the County Highway System to the Village of Glen Carbon Highway System:

0.31 miles of Governors' Parkway (CH 75) Termini being from the east edge of pavement of IL 159 (Sta. 571+98.45) easterly to the west edge of pavement of Troy Road (Sta. 588+25.63), in its entirety; and

WHEREAS, the Illinois Compiled Statutes Chapter 605 article 5/5-105 grants to the County the authority to make changes to the County Highway System.

NOW, THEREFORE, BE IT RESOLVED, by the County Board of Madison County that the Chairman of the County Board be and is hereby authorized to sign a Local Agency Agreement for Jurisdictional Transfer in behalf of Madison County deleting a portion of Governors' Parkway (1627 Feet) from the County Highway System, subject to the approval of the Illinois Department of Transportation.

All of which is respectfully submitted,

s/ William Meyer

William Meyer

s/ Mick Madison

Mick Madison

Michael Holliday, Sr.

s/ Judy Kuhn

Judy Kuhn

s/ Matt King

Matt King

s/ Chris Hankins

Chris Hankins

s/ Mike Walters

Mike Walters

s/ Bobby Ross

Bobby Ross

s/ Ryan Kneedler

Ryan Kneedler

TRANSPORTATION COMMITTEE

PETITION FOR COUNTY AID
FISHER BRIDGE, SECTION 21-18114-00-BR, OLIVE AND ALHAMBRA TOWNSHIPS

Mr. Chairman and Members of
the Madison County Board

The undersigned Highway Commissioners of Olive & Alhambra Road Districts respectfully submitted that it is necessary to re-construct a Bridge located on Brandt Road on the South Section Line of Section 33, T6N, R6W of the 3rd p.m. and on the North Section Line of Section 4, T5N, R6W of the 3rd p.m. for which work Olive & Alhambra Road District is wholly responsible.

The estimated cost of removing a Single Span, Timber Abutment, Timber Bridge and replacing it with a new Single Span, Spill Thru Abutment, Precast Concrete Slab Beam Bridge with other necessary work to complete the project in accordance with the approved plans (Known as Fisher Bridge) is Six Hundred Thousand Dollars (\$ 600,000).

We hereby petition the Madison County Board for aid and request an appropriation from "County Bridge Fund" be made, of a sum sufficient to meet seventy-five (75%) percent of the expense of said work as per Resolution adopted by the Madison County Board on September 10, 1974.

Dated at Edwardsville, Illinois, this 6TH day of October A.D., 20 21.



Olive Township Highway Commissioner



Alhambra Township Highway Commissioner

State of Illinois)
County of Madison)
Townships of Olive & Alhambra)

Robert Chulka and Andrew Maine, Highway Commissioners of said

Road Districts, being duly sworn on oath, says that the amount of Six Hundred Thousand Dollars (\$ 600,000) mentioned in the estimate to which this affidavit is attached, is necessary, and that said Road District will be prepared to furnish twenty-five (25%) percent of the cost of said work upon completion.



Olive Township Highway Commissioner



Alhambra Township Highway Commissioner

Subscribed and sworn to before me this 6TH day of October A.D., 20 21.



Notary Public