

**LINDA A. ANDREAS
COUNTY CLERK OF MADISON COUNTY
EDWARDSVILLE, ILLINOIS**

AMENDED AGENDA

**MADISON COUNTY BOARD
APRIL 19, 2023
5:00 P.M.**

To the members of the Madison County Board:

The following is the Agenda for the County Board Meeting on Wednesday, April 19, 2023, 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 Circuit Clerk, County Clerk, Recorder, Regional Office of Education, Sheriff and Treasurer
2. Public Comment
3. Awards/Recognitions/Proclamations
4. Approval of Minutes
5. **Committee Changes:**
 - a. **Add Skip Schmidt to the Health Department Committee, and remove Skip Schmidt from the Public Safety Committee**

A. BUILDING AND ZONING COMMITTEE:

1. Zoning Resolution Z23-0016
2. Zoning Resolution Z23-0017
3. Zoning Resolution Z23-0018
4. Zoning Resolution Z23-0019 *requires ¾ vote of full board
5. Zoning Resolution Z23-0020
6. Zoning Resolution Z23-0021

B. CENTRAL SERVICES COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution to Renew Palo Alto Firewall Threat Prevention Subscription for the Madison County Information Technology Department
2. Resolution to Purchase Six (6) vSan Ready Node R750 Servers for the Madison County Information Technology Department

C. FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Claims and Transfers Report
2. FY 2022 Immediate Emergency Appropriation – 2023 Health Dept. COVID-19 Vaccination Grant - \$350,000
3. FY 2022 Immediate Emergency Appropriation – 2022 Health Dept. Local Health Preparedness Grant - \$11,616
4. FY 2023 Immediate Emergency Appropriation – Host Fee – Litter Control - \$200,000
5. FY 2023 Immediate Emergency Appropriation – Sheriff – Capital Outlay - \$100,000
6. FY 2023 Immediate Emergency Appropriation – Coroner Fee Fund - \$49,000
7. Resolution to Contract Annual Avid Life Cycle Service Renewal for the Madison County Recorder’s Office
8. Resolution Approving Fees for the Madison County Recorder’s Office
9. Property Trustee Report

D. GOVERNMENT RELATIONS COMMITTEE:

1. Board of Review:
 - a. Phillip Taylor for reappointment to a new 2 year term (term expires 5/29/2023). New term expires 5/29/2025.
2. Alhambra Fire District:
 - a. Tim Duffin for reappointment to a new 3 year term (term expires 5/1/2023). New term expires 5/1/2026.
3. Collinsville Fire District:
 - a. Eric Wortham for reappointment to a new 3 year term (term expires 5/1/2023). New term expires 5/1/2026.
4. Fosterburg Fire District:
 - a. Harold Fry for reappointment to a new 3 year term (term expires 4/1/2023). New term expires 5/1/2026.
5. Ft. Russell Fire District:
 - a. John Schulte for appointment to a new 3 year term, replacing Robert Grant who resigned from the board. New term expires 5/1/2026.
*Robert Grant was submitted and approved in error at the 4/4/23 Government Relations Committee
6. Glen Carbon Fire District
 - a. Luke Harris for reappointment to a new 3 year term (term expires 5/1/2023). New term expires 5/1/2026.
7. Grantfork Fire District:
 - a. Dave Monken for reappointment to a new 3 year term (term expires 5/1/2023). New term expires 5/1/2026.
8. Hamel Fire District:
 - a. Mark Brase for reappointment to a new 3 year term (term expires 5/1/2023). New term expires 5/1/2026.
9. Highland-Pierron Fire District:
 - a. Brett Bruhn for reappointment to a new 3 year term (term expires 5/1/2023). New term expires 5/1/2026.
10. Holiday Shores Fire District:
 - a. Russell Henke for reappointment to a new 3 year term (term expires 5/1/2023). New term expires 5/1/2026.
11. Marine Fire District:
 - a. Dave Geiger for reappointment to a new 3 year term (term expires 5/1/2023). New term expires New term expires 5/1/2026.
12. Meadowbrook Fire District:
 - a. Thomas Martin for reappointment to a new 3 year term (term expires 5/1/2023). New term expires 5/1/2026.
13. Moro Fire District:
 - a. Dennis Wischetz for reappointment to a new 3 year term (term expires 5/1/2023). New term expires 5/1/2026.
14. New Douglas Fire District:
 - a. Anna Winning for reappointment to a new 3 year term (term expires 5/1/2023). New term expires 5/1/2026.
15. Prairie Fire District:
 - a. John Gusewell for reappointment to a new 3 year term (term expires 5/1/2023). New term expires 5/1/2026.
16. South Roxana Fire District:
 - a. Sonja Werner for reappointment to a new 3 year term (term expires 5/3/2023). New term expires 5/3/2026.

17. State Park Fire District:
 - a. Curtis Outland for reappointment to a new 3 year term (term expires 5/1/2023). New term expires 5/1/2026.
18. Worden Fire District:
 - a. Norman Schreiber for reappointment to a new 3 year term (term expires 5/1/2023). New term expires 5/1/2026.
19. Marine Sanitary District:
 - a. John Molitor for appointment to the remaining 3 year term replacing Richard Riebling who resigned from the board. Term expires 5/3/2025.
20. Moro Water District:
 - a. Rick Walter for reappointment to a new 5 year term (5/3/2023). New term expires 5/3/2028.
21. Tri-Township Water District:
 - a. Nate Janini for reappointment to a new 5 year term (term expires 5/1/2023). New term expires 5/1/2028.
 - b. John Anthony Miles for appointment to a new 5 year term replacing John Barr (term expires 5/7/2023). New term expires 5/7/2028.
22. St. Louis Regional Airport Authority:
 - a. Chris Herzog for appointment to a new 5 year term (5/31/2023). New term expires 5/31/2028.
23. Zoning Board of Appeals:
 - a. George Ellis for reappointment to a new 5 year term (term expires 5/1/2023). New term expires 5/1/2028.

E. GRANTS COMMITTEE:

1. Proclamation for Fair Housing Month
2. Resolution Authorizing the 2023 Park and Recreation Grants
3. Resolution Authorizing a Park and Recreation Loan to Wood River Township
4. Resolution Authorizing a Park and Recreation Loan to Village of East Alton

F. GRANTS COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution Authorizing Approval of a Four Year Contract for a Contractor to Provide Technical Assistance and Capacity Building Services for the Registered Apprenticeship Program for the Madison County Employment and Training Department – BioSTL
2. Resolution Authorizing Approval of a Four Year Contract for a Contractor to Provide Technical Assistance and Capacity Building Services for the Registered Apprenticeship Program for the Madison County Employment and Training Department – Fueling Growth Group LLC
3. Resolution Authorizing a Technical Assistance Contract with the National Development Council
4. Resolution Authorizing the Submission of the 2024 Weatherization Grant Program Application for the County of Madison, Illinois

G. JUDICIARY COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution to Authorize Payment for Electronic Monitoring of Individuals Without Court Disposition

H. PUBLIC SAFETY COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution to Renew Annual Code Red Warning Services Agreement for the Madison County Emergency Management Agency
2. Resolution to Purchase One (1) 2019 Dodge Charger Sedan and One (1) Ford Police Interceptor Utility Vehicle for the Madison County Sheriff's Office

I. TRANSPORTATION COMMITTEE:

1. Agreement/Funding Resolution, Riffin Road Reconstruction, TIP #7261L-26, City of Troy, Madison County, Illinois
2. Supplemental Agreement/Funding Resolution, Silver Creek Road Over Tributary to Silver Creek, Section 16-18113-00-BR, Madison County, Illinois
3. Report of Bids, 2023 MFT County Bituminous Materials, Section 23-00000-03-GM, Madison County, Illinois
4. Report of Bids, 2023 MFT Road Districts Bituminous Materials, Section 20-(01-24)000-02-GM, Madison County, Illinois

J. UNFINISHED BUSINESS:

K. NEW BUSINESS:

L. CLOSED SESSION:

1. Closed Session, if necessary, 2(c)(3) of the Open Meetings Act to consider the selection of a person to fill a public office.

M. ADJOURNMENT:

RESOLUTION – Z23-0016

WHEREAS, on the 21st day of March 2023, a public hearing was held to consider the petition of Gary Stahlhut, applicant on behalf of Scott Stahlhut, owner of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct an addition to an existing single-family dwelling that will be 38 feet from the private roadway easement instead of the required 50 feet. This is located in an “A” Agricultural District in Helvetia Township at 11513 Hoyt Monken Road, Highland, Illinois, County Board District #1, PIN# 01-1-24-19-00-000-002.003; 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 Gary Stahlhut, on behalf of Scott Stahlhut, 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.

s/ Mick Madison
Mick Madison, Chairman

Frank Dickerson
Frank Dickerson

s/ Terry Eaker
Terry Eaker

s/ John Janek
John Janek

s/ Matt King
Matt King

s/ Ryan Kneedler
Ryan Kneedler

Nick Petrillo

Bobby Ross
BUILDING & ZONING COMMITTEE
APRIL 4, 2023

Finding of Fact and Recommendations

Hearing Z23-0016

Petition of Gary Stahlhut, applicant on behalf of Scott Stahlhut, owner of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct an addition to an existing single-family dwelling that will be 38 feet from the private roadway easement instead of the required 50 feet. This is located in an “A” Agricultural District in Helvetia Township at **11513 Hoyt Monken Road, Highland**, Illinois, County Board District #1, PIN# 01-1-24-19-00-000-002.003

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Cedric Irby, Sharon Sherrill

Members Absent: None

A **motion** was made by Mary Goode and **seconded** by Sharon Sherrill that the petition of Gary Stahlhut 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.** Gary Stahlhut was present, representing his son, Scott Stahlhut. Mr. Stahlhut stated that his son is wanting to put an addition onto his home that will be 17 by 24 feet. He said right now there’s a private road which provides access to his property along with another individual past his property to the north. Mr. Stahlhut said that according to the ordinance, you have to be 50 feet from the existing right-of-way line to the front of the house. He said right now it’s 55 feet, and if he puts a 17-foot extension on to the west, it will be 38 feet instead of 50 feet. He stated that his son is in an agricultural area, with a 9-foot wide rock access road, and he doesn’t foresee anything in the future as far as asphalt or concrete improvements, so his viewpoint is that it will strictly be a private road from now on; **VI.** Cedric Irby, ZBA Member, asked Mr. Stahlhut if they will have a construction company doing the work for them. Mr. Stahlhut said no, they will be doing the work themselves. Mr. Irby asked if they were licensed to do that. Mr. Stahlhut said his son-in-law is a carpenter by trade, and he himself is a professional engineer. He said this is the second addition he has done; he did one for his daughter in Troy.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Cedric Irby, 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: Z23-0016

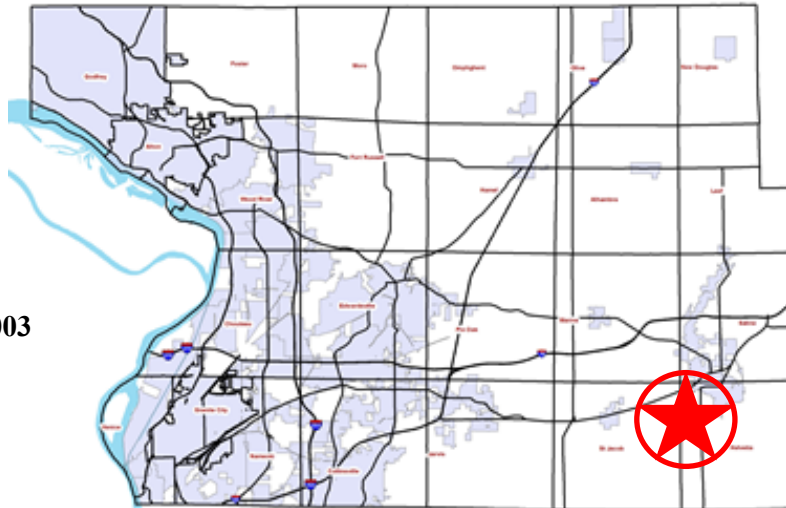
Meeting Date: March 21, 2023

From: Jen Hurley
Zoning Assistant

Location: 11513 Hoyt Monken Road
Highland, Illinois
County Board District #1 (Fred Michael)
PIN: 01-1-24-19-00-000-002.003

Zoning Request: Variance

Description: Primary Structure Setback



Proposal Summary

The applicant is Gary Stahlhut, applicant on behalf of Scott Stahlhut, owner of record. The subject property is zoned “A” Agricultural District and is located in Helvetia Township at 11513 Hoyt Monken Road, Highland, County Board District #1. The applicant is requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct an addition to an existing single-family dwelling that will be 38 feet from the private roadway easement instead of the required 50 feet. In order for the applicant to construct the addition, 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 & Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

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

- *Zoning History* – There have been no other zoning requests made on the subject property, and there are no outstanding violations.

- *Variance for Primary Structure Setback* – The applicant is requesting a variance in order to construct an addition to an existing single-family dwelling that will be 38 feet from the private roadway easement instead of the required 50 feet. The applicant stated in the narrative statement that the setback distance from the dedicated private road easement to the existing structure is 55 feet. He states that this proposed 24’ by 17’ addition to the west side of the existing structure will result in a setback of 38 feet, and that there will be no effect on existing water or electric, and no foreseeable detrimental damage to surrounding properties. See page 4 for site photos and page 5 for the site plan.

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 15 years, there have been over 70 variance requests for the setback of a primary structure. Of those, 9 were denied, while the rest 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.

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:

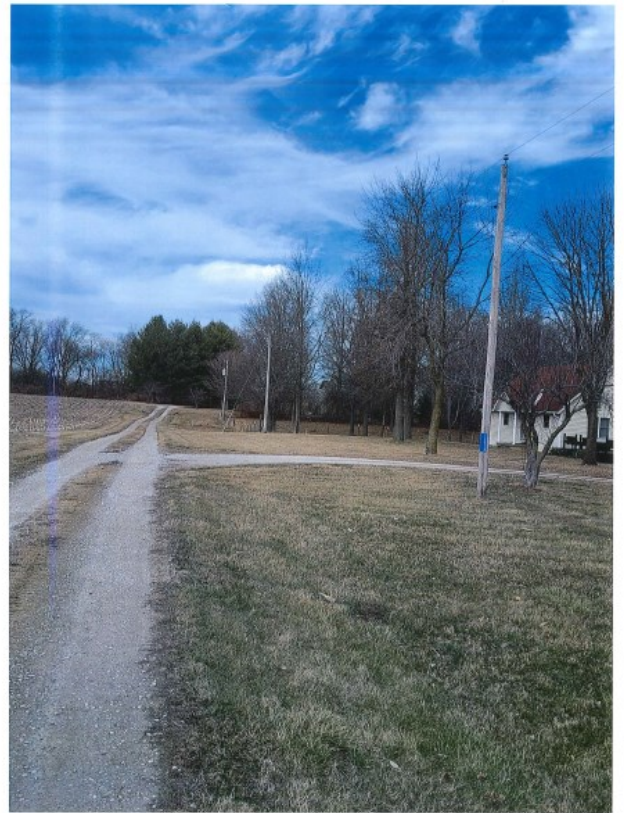
1. That there are special circumstances or conditions as fully described in the findings, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to the land or buildings in the surrounding 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

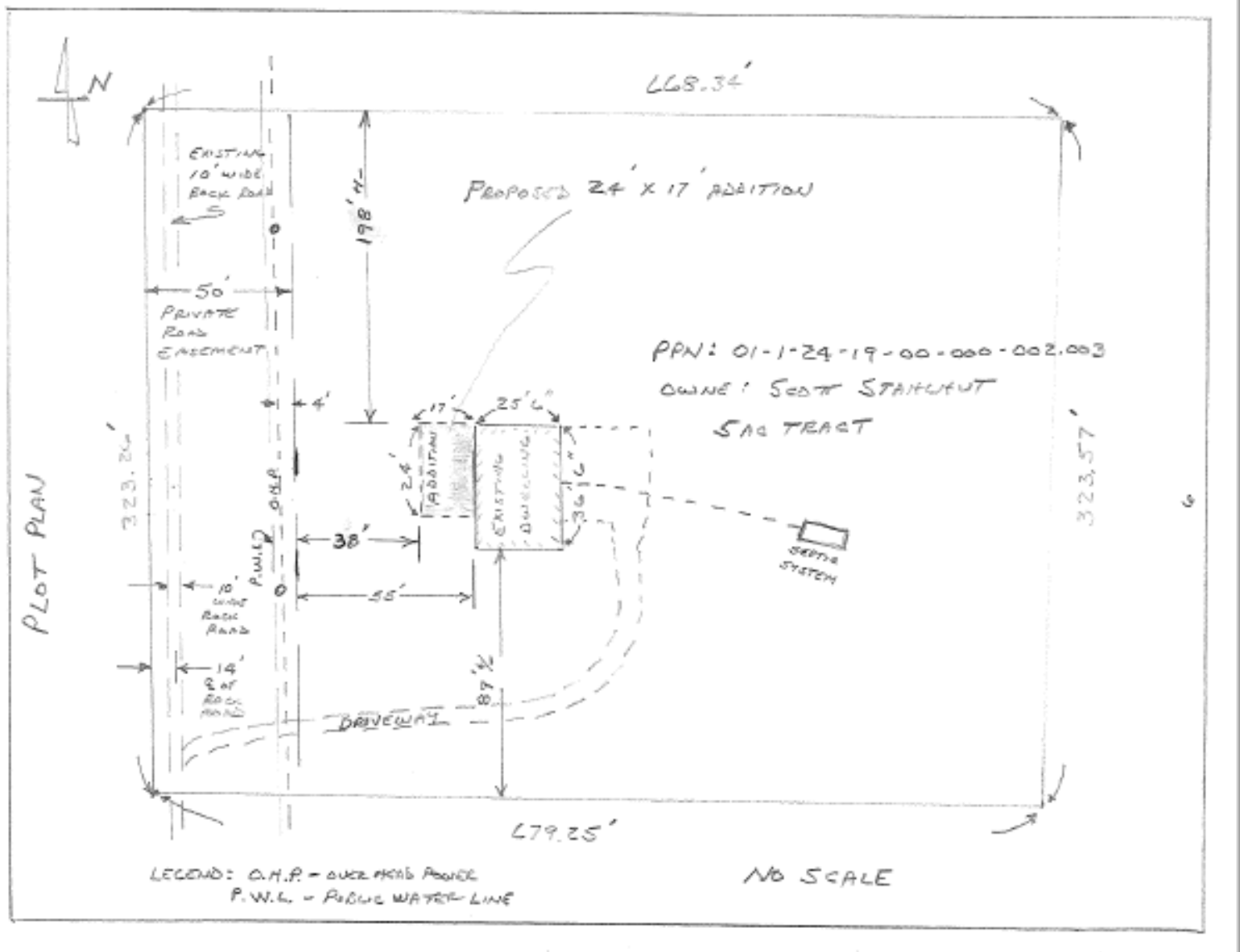


The subject property is outlined in blue. Please note that property lines may be skewed to imagery.

Site Photos



Site Plan



Narrative Statement

Propose to construct an addition 24' x 17' on the west side of existing zoned Residential Single Family Residence. Setback distance from dedicated private road easement to existing structure is 55'. Proposed addition (24' x 17') to west side of existing structure would result in setback line of 38'. No existing facilities (water, electric) will be affected, no change in zoning, no foreseeable detrimental damage to surrounding properties.

Requesting *variance* to construct proposed addition (24' x 17'), 38' from Private Roadway Easement instead of required 50' as per code.

RESOLUTION – Z23-0017

WHEREAS, on the 21st day of March 2023, a public hearing was held to consider the petition of Leaning Fence Therapy Center, LLC, applicant on behalf of George and Jennifer Koranyi, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 35 of the Madison County Zoning Ordinance in order to have a Type “B” Home Occupation to operate an equine therapy center on site. This is located in an “A” Agricultural District in Omphgent Township at 8453 S Schiller Street, Dorsey, Illinois, County Board District #3, PIN# 12-1-04-18-00-000-011.002; 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 Leaning Fence Therapy Center, LLC, on behalf of George and Jennifer Koranyi, be **Approved with Conditions** as follows:

1. The Special Use Permit is granted for the sole usage of Leaning Fence Therapy Center, LLC, and George and Jennifer Koranyi. Any change of ownership/tenant will require a new Special Use Permit to operate the same type of business on site.
2. Any change or expansion of the Type “B” Home Occupation shall be subject to further review, and another zoning hearing to amend this Special Use Permit may be required.
3. The Type “B” Home Occupation shall adhere to all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance, particularly §93.083 Home Occupations.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the use will be required.

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.

s/ Mick Madison
Mick Madison, Chairman

Frank Dickerson
Frank Dickerson

s/ Terry Eaker
Terry Eaker

s/ John Janek
John Janek

s/ Matt King
Matt King

s/ Ryan Kneedler
Ryan Kneedler

Nick Petrillo
Nick Petrillo

Bobby Ross
BUILDING & ZONING COMMITTEE
APRIL 4, 2023

Finding of Fact and Recommendations
Hearing Z23-0017

Petition of Leaning Fence Therapy Center, LLC, applicant on behalf of George and Jennifer Koranyi, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 35 of the Madison County Zoning Ordinance in order to have a Type “B” Home Occupation to operate an equine therapy center on site. This is located in an “A” Agricultural District in Omphgent Township at **8453 S Schiller Street, Dorsey**, Illinois, County Board District #3, PIN# 12-1-04-18-00-000-011.002

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Cedric Irby, Sharon Sherrill

Members Absent: None

A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of Leaning Fence Therapy Center, LLC, and George & Jennifer Koranyi be **Approved with Conditions** as follows:

1. The Special Use Permit is granted for the sole usage of Leaning Fence Therapy Center, LLC, and George and Jennifer Koranyi. Any change of ownership/tenant will require a new Special Use Permit to operate the same type of business on site.
2. Any change or expansion of the Type “B” Home Occupation shall be subject to further review, and another zoning hearing to amend this Special Use Permit may be required.
3. The Type “B” Home Occupation shall adhere to all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance, particularly §93.083 Home Occupations.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the use will be required.

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.** Jennifer Koranyi, owner of the subject property, stated that they bought the property in July 2020. She said there is an existing pole barn and existing fencing with a pasture in the front and a fenced-in sand arena. Mrs. Koranyi said they would like to open an office in the corner of the pole barn. She said they have an existing room structure that they are using for hay in order to keep the area clean and as dust-free as possible. She stated that they are proposing to put in a 14 by 15 foot office in the corner of the barn. She said they have put in two windows and will build ADA-compliant windows when the floor is put in. Mrs. Koranyi said they will meet the requirements of egress and will have an ADA-compliant ramp to come into the office. She said she will do work in the office with clients, but will also do some unmounted psychotherapy work in the sand arena and also in the stall areas as needed, according to the client’s needs. She stated that they have four horses on the property already, and said they follow industry standards as far as hygiene and control of manure; **VI.** Cedric Irby, ZBA Member, asked Mrs. Koranyi how many acres they have. She said they have 10 acres; **VII.** Mary Goode, ZBA Member, said she isn’t familiar with what the Koranyis are doing, but she read through their application and noted the detail, so she assumes Mrs. Koranyi knows what she’s doing. Ms. Goode asked Mrs. Koranyi to explain exactly who her clients are and what she does. Mrs. Koranyi said she is a licensed clinical social worker in the state of Kentucky and in the state of Illinois. She said she works with clients for their mental health, and she is specifically trained in eye-movement desensitization and reprocessing, so she is starting to specialize in trauma work, first responders, people who have single-incident traumas, and people who have childhood and attachment traumas. She said she does have a history of using the horses for therapeutic activities in the states of Hawaii and Kentucky. Mrs. Koranyi said she didn’t do any clinical work with them because she wasn’t licensed at the time, but she does have a background in using them in activity-type work. She said she would take them into nursing homes, schools, hospitals, libraries, and places like that to provide therapeutic activities. She stated that her work will basically be unmounted

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because she's not licensed to do mounted therapy work. She said the horses will be used as a type of modality, basically just using them to help people with attachment and boundary issues and things like that; **VIII.** Ms. Goode asked Mrs. Koranyi if she trains the horses herself. Mrs. Koranyi said yes. Ms. Goode asked if these are older horses. Mrs. Koranyi said she has two 9-year olds and two 5-year olds; **IX.** Thomas Ambrose, ZBA Member, asked Mrs. Koranyi how many people she expects to help in a year. Mrs. Koranyi said that really depends, but said she currently has a caseload of 28 and she works part time. She said she doesn't plan on doing group work anytime soon, although that will hopefully be in the future. She said generally she works with one client at a time in one-hour slots, so it just depends on referrals, insurance status, and things like that. Mr. Ambrose asked if she expects any traffic problems, and Mrs. Koranyi said not at all. She said she did go through and talk to the neighbors, and they were all agreeable and had no issues with it. She said it's a very quiet town, and the only traffic they have is farmers and people visiting Prairietown Inn. Mrs. Koranyi said her goal is to eventually bring on physical therapists, occupational therapists and speech therapists to do more of the integrated wrap-around services that people really benefit from; **X.** Nicholas Cohan, ZBA Member, asked if the practice is regulated by the government, or if she is medically certified to do what she does. Mrs. Koranyi said yes, that there are two parts to that. She said first, because she is a licensed clinical social worker, she is bound by the governing boards of Kentucky and Illinois. She said she has to get continuing education and she has to reapply for her license on a regular basis. Mrs. Koranyi said second is, for the modalities, she is working on getting credentialed in the eye movement desensitization and reprocessing, so she will fall under a governing body for that. She said as for the equine assisted psychotherapy, there isn't necessarily a governing body, however, she is enrolled in the University of Denver's equine assisted practitioner certificate program, so she will fall under a semi-governing body for that. She said as a licensed practitioner, she also seeks consultation on a regular basis just to ensure that what she's doing is the right thing; **XI.** Mr. Cohan asked Mrs. Koranyi if she is licensed and certified to be recognized by insurance companies. Mrs. Koranyi said yes, as a licensed clinical social worker in the state of Kentucky, she accepts most insurances. She said she should be able to take Medicare, Medicaid, commercial, and Tricare in Illinois; **XII.** Mr. Irby asked Mrs. Koranyi if she has contacted the Mental Health department in Madison County. She said she has not, but asked Mr. Irby if he suggests that she do that. Mrs. Koranyi said as she gets rolling she will definitely start tapping into the resources in the area, and that would be one of them; **XIII.** George Koranyi, the applicant's husband, stated that his employer, VA St. Louis Health Care, is interested in the program as well. He said they bring horses to a facility right now about twice a year, and they see the benefits of that. He said it's an experience you have to see to believe. Mr. Koranyi said when his wife started doing this in Hawaii, when he saw the first interactions with these little horses, the horses can sense emotions and respond to that and they become a creature of comfort. He said it's crazy how a person in a wheelchair that hasn't spoken in years all of a sudden starts to coo when these horses approach them. Mr. Koranyi said it's crazy how magical it can be. Mrs. Koranyi said she originally started doing this for their son with autism and ADHD as a way to try find a way to help him connect and get in touch with things outside of himself. She said they bought two horses in Hawaii and eventually started a pilot project there with family members of special needs individuals, and they had quite a few children and families come out and it really made a big difference. She said she knew she was on the right track and when she started graduate school she made sure she specialized in this type of thing. She said she feels pretty qualified in what she's doing; **XIV.** George Ellis, ZBA Member, asked if these are miniature horses. Mrs. Koranyi said yes, she has 3 minis and a large pony; **XV.** Mr. Irby asked Mrs. Koranyi if she has volunteers. She said not at this time, but she did have volunteers when she did it in Hawaii and also in Kentucky because it was a non-profit.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Cedric Irby, Sharon Sherrill

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Zoning Board of Appeals Staff Report

Application Number: Z23-0017

Meeting Date: March 21, 2023

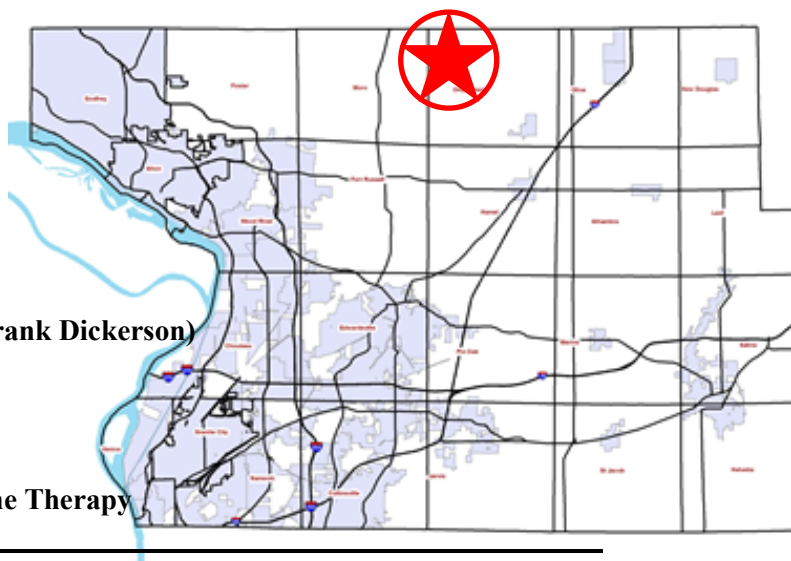
From: Noelle Maxey
Zoning Coordinator

Location: 8453 S Schiller Street
Dorsey, IL
County Board District #3 (Frank Dickerson)

PIN: 12-1-04-18-00-000-011.002

Zoning Request: Special Use Permit

Description: Type “B” Home Occupation – Equine Therapy



Proposal Summary

The applicant is Leaning Fence Therapy Center, LLC, on behalf of George and Jennifer Koranyi, owners of record. The subject property, which is zoned “A” Agricultural District, is located in Omphgent Township at 8453 S Schiller Street, Dorsey, County Board District #3. The applicant is requesting a Special Use Permit as per §93.023, Section D, Item 35 of the Madison County Zoning Ordinance in order to have a Type “B” Home Occupation for an equine therapy center in an accessory structure on site. 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 & Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Single-Family Dwellings	“R-3” Single-Family Residential
South	Row Crops	“A” Agricultural
East	Single-Family Dwellings	“R-3” Single-Family Residential
West	Row Crops	“A” Agricultural

- *Zoning History* – In 2000, a previous owner rezoned the property from “R-3” Single-Family Residential District to “A” Agricultural District. There are no outstanding violations on the property.
- *SUP for Type “B” Home Occupation* – The applicant is requesting a Special Use Permit to have a Type “B” Home Occupation for an equine-assisted therapy center on site. The applicant states that she is a License Clinical Social Worker in Illinois and Kentucky, and she is proposing to operate a private practice out of the existing pole barn on site that will specialize in equine-assisted psychotherapy, focusing on traumatic injuries. The applicant is planning to construct an office inside the pole barn, and therapeutic work with the horses will be done in the existing sand arena on site and in the stall area where the horses are kept. In the narrative statement on page 6, the applicant states she has four horses that have been utilized for equine therapy in the past, and she is currently enrolled in the University of Denver’s Equine Assisted Mental Health Practitioners certificate program. Off-street parking for clients will be available in front of

the pole barn. See page 4 for the site plan and floorplan of the proposed therapy center and page 5 for site photos.

Staff Review

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

1. Over the past 15 years, we have received 15 requests for a Special Use Permit for a Type “B” Home Occupation, 12 of which were approved, and 3 were withdrawn by the applicants.
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.

Conditions of Approval

If the Zoning Board of Appeals chooses to recommend approval for the special use permit, staff recommends the following conditions:

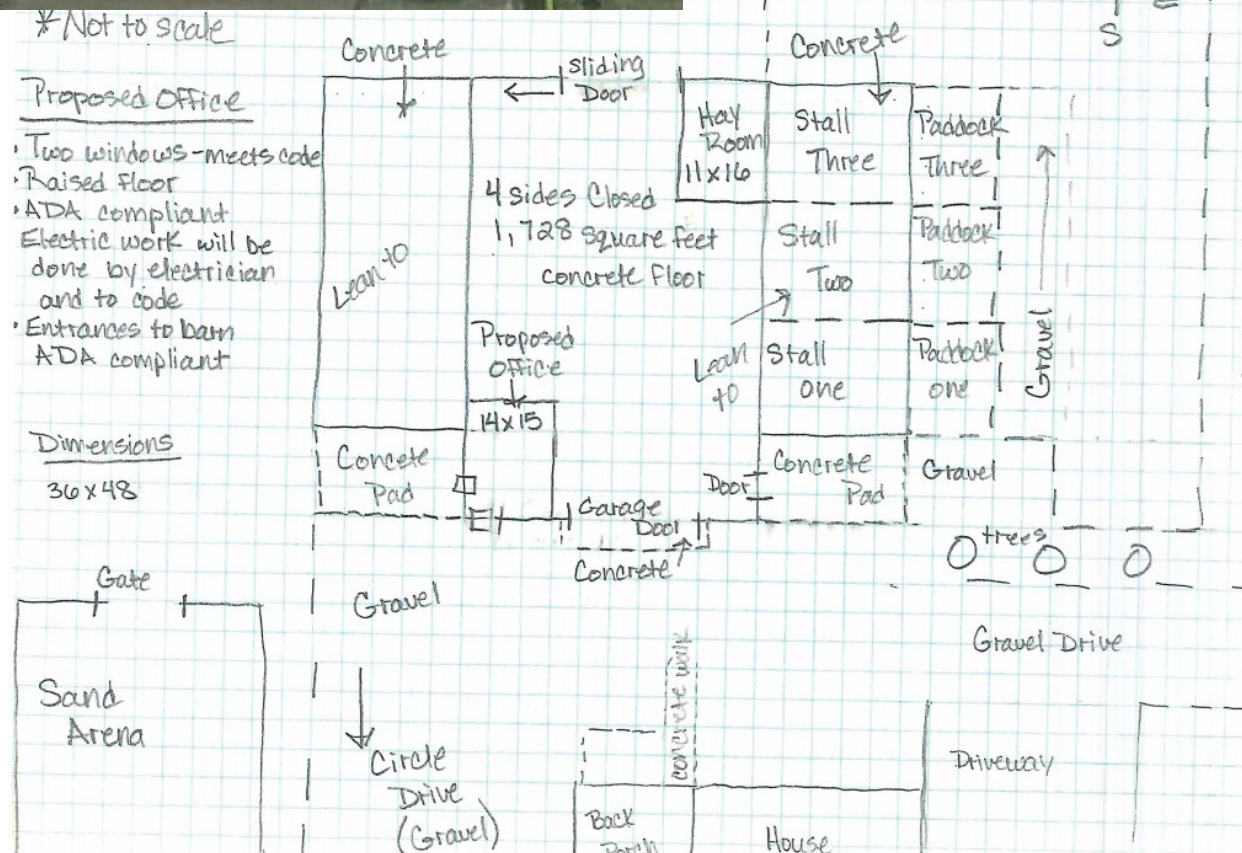
1. The Special Use Permit is granted for the sole usage of Leaning Fence Therapy Center, LLC, and George and Jennifer Koranyi. Any change of ownership/tenant will require a new Special Use Permit to operate the same type of business on site.
2. Any change or expansion of the Type “B” Home Occupation shall be subject to further review, and another zoning hearing to amend this Special Use Permit may be required.
3. The Type “B” Home Occupation shall adhere to all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance, particularly §93.083 Home Occupations.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the use will be required.

Standard of Review for Special Use Permits

As per §93.178, Section (F), Items (1-7), below are the seven 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.

Site Plan/Floor Plan



Site Photos



Narrative Statement

To Whom It May Concern,

I am applying for a special use permit to utilize space in my pole barn to open a private practice for mental health therapies. The name of my business is Leaning Fence Therapy Center. My barn is located at 8453 S. Schiller Street, Dorsey, IL 62021. I live at this property, which consists of one residence, one pole barn, and large sand arena on 10.130 acres, with my husband, George (retired Army and currently works with the VA in St. Louis), and my son, Joshua (college student).

I am a Licensed Clinical Social Worker (LCSW) in the states of Illinois and Kentucky. I currently work part-time for a community mental health center in Hopkinsville, KY, via telehealth. I am proposing to open a private practice out of the pole barn that sits on our property, so that I may specialize in Equine Assisted Psychotherapy, focusing on traumatic injuries. I have four horses, all four of which have been utilized in the past for equine therapeutic activities in the states of Hawai'i and Kentucky. I am currently enrolled in the University of Denver's Equine Assisted Mental Health Practitioners Certificate professional program. In addition, I am trained in Eye Movement Desensitization and Reprocessing (EMDR) modality as my specialty, which I have been practicing since 2019. I will also incorporate the use of green space into my therapeutic setting, bringing traditional talk therapy into a new and welcoming environment for the community.

The plans to utilize the pole barn space is as follows: an office measuring 14 feet by 15 feet will be built with raised flooring, adequate heating/cooling system, two windows in place at this time that meet code requirements for egress, entrance will be ADA compliant, wiring will be done by a certified and bonded electrician. Construction of the office space will be started once a special permit is obtained. Therapeutic work with the horses will be done in a space inside the sand arena that is situated close to the pole barn. At times, work will be done in the stall area. Stalls are concrete with rubber matting, and shavings for hygiene. Each stall has access to electricity, lighting, and fans for cooling. As a professional, I will maintain the following insurances: Professional Liability, General Liability, Cyber, First Party Breach Endorsement, and an Equine Rider policy.

As per §93.178, Section (F), Items 1-7 of the Madison County Zoning Ordinance, the seven consideration items are met on this property.

1. There is no known effect this proposal will have on the county comprehensive plan.
2. There is no known effect this proposal will have on schools, traffic, streets, shopping, public utilities, and adjacent properties.
3. The effect of convenience this site will have on the public at this location is offering a venue for the surrounding rural communities to make mental health services convenient and reachable, in addition to allowing the use of the Equine Assisted Psychotherapy modality.
4. This site will allow the use of Equine Assisted Psychotherapy and the use of green space as therapeutic modalities.

RESOLUTION – Z23-0018

WHEREAS, on the 21st day of March 2023, a public hearing was held to consider the petition of Jillian Chance, owner of record with Brian Chance, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance as per §93.100, Section B, Item 5 in order for the chicken coop and run to be 13 feet from the east property line instead of the required 20 feet. This is located in an “R-3” Single-Family Residential District in Edwardsville Township at 672 E Vandalia Street, Edwardsville, Illinois, County Board District #18, PIN# 14-2-15-12-09-103-009; 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 Jillian Chance be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Jillian and Brian Chance. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to keep domestic farm animals on the property.
2. A maximum of 5 chickens (hens only). Roosters are prohibited.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the chickens, goats, run, and coop will be required.

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.

s/ Mick Madison
Mick Madison, Chairman

s/ Matt King
Matt King

Frank Dickerson
Frank Dickerson

s/ Ryan Kneedler
Ryan Kneedler

s/ Terry Eaker
Terry Eaker

Nick Petrillo

s/ John Janek
John Janek

Bobby Ross
BUILDING & ZONING COMMITTEE
APRIL 4, 2023

Finding of Fact and Recommendations
Hearing Z23-0018

Petition of Jillian Chance, owner of record with Brian Chance, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance as per §93.100, Section B, Item 5 in order for the chicken coop and run to be 13 feet from the east property line instead of the required 20 feet. This is located in an “R-3” Single-Family Residential District in Edwardsville Township at **672 E Vandalia Street, Edwardsville, Illinois**, County Board District #18, PIN# 14-2-15-12-09-103-009

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Cedric Irby, Sharon Sherrill

Members Absent: None

A **motion** was made by Nicholas Cohan and **seconded** by Mary Goode that the petition of Jillian Chance be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Jillian and Brian Chance. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to keep domestic farm animals on the property.
2. A maximum of 5 chickens (hens only). Roosters are prohibited.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the chickens, goats, run, and coop will be required.

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.** Noelle Maxey, Zoning Coordinator, read aloud the following letter from an adjacent neighbor that was submitted for the record: “To Whom It May Concern, In response to the March 3, 2023 Notice of Public Hearing. I, Christine (Snell) Schmidt, am the sole owner of 680 East Vandalia, Edwardsville, Illinois 62025, located in Madison County. As of April 2023, my family has owned and resided on this property over 55 years. I have no objection to the neighboring property owners being issued a zoning permit to keep chickens (hens only) in accordance with the regulations and guidelines set forth by the respective governing agency. I have 2 concerns I would like noted: I feel it is necessary to disclose I have been made an offer to sell my property. In light of the current negotiations, it is not proper for me to impose or obligate another party into any agreement concerning the property line. The petition notes the current placement of coop/run at 13 feet from the east property line. I am concerned about the accuracy of measurement from current placement of coop/run to the actual property line being improperly noted. I simply wish to avoid any possible future issue or misunderstanding with respect to property line distinction and accurate lot dimensions. Thank you, Christin Schmidt.”; **VI.** Jillian Chance, applicant, stated that she didn’t know she needed to do this entire process, so she has actually had the chickens since last July. She said she hasn’t had any complaints from neighbors regarding smell or noise or anything like that, so she’s hoping it isn’t an issue; **VII.** Mary Goode, ZBA Member, asked Ms. Chance why she ended up coming in, and wanted to know if someone called her out. Ms. Chance said not that she knows of, but said she did have a lady from the City stop by, but she honestly thinks she was there to check on neighbors a couple of doors down that she knows have had other issues, and she thinks someone just happened to look over and see her hens in the backyard and checked paperwork; **VIII.** Cedric Irby, ZBA Member, asked Ms. Chance how many chickens she has. She said she currently has six, but her mother is coming in a couple weeks to take one home with her, so she will only have five; **IX.** Ms. Maxey read aloud the following letter that was submitted for the record: “Dear Madison County Zoning Board, as

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their immediate neighbor, I support Jillian and Brian Chance's request to keep chickens and for the chicken coop to be less than the required 20 feet. I support this request as the chickens are well taken care of, with food and water daily, and seasonal accommodations. The chickens and the coop are clean and sturdy and not an eyesore. Thank you, Ariel Burgess."

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Cedric Irby, 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: Z23-0018

Meeting Date: March 21, 2023

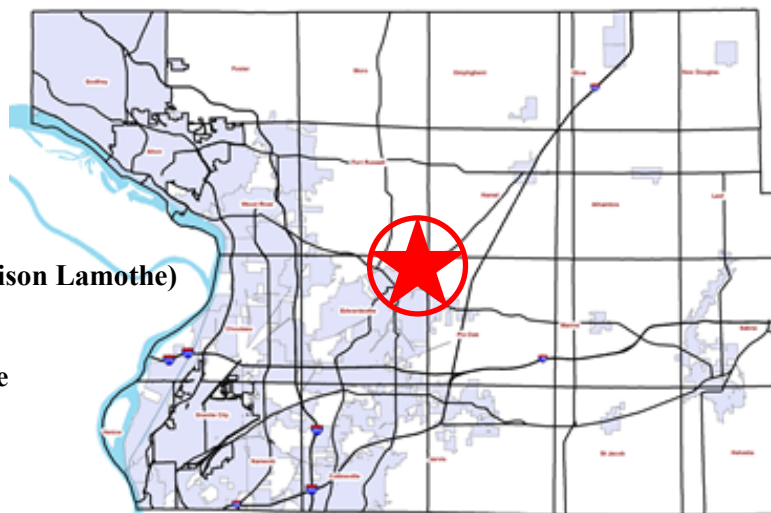
From: Noelle Maxey
Zoning Coordinator

Location: 672 E Vandalia Street
Edwardsville, Illinois
County Board District #18 (Alison Lamothe)
PIN: 14-2-15-12-09-103-009

Zoning Request: Special Use Permit & Variance

Description: Chickens (Hens Only)
Variance for Setback of Chicken Coop/Run

Attachments: Attachment “A” – Letter from Adjacent Property Owner



Proposal Summary

The applicant is Jillian Chance, owner of record with Brian Chance. The subject property is zoned “R-3” Single-Family Residential District and is located in Edwardsville Township at 672 E Vandalia Street, Edwardsville, County Board District #18. The applicant is requesting a Special Use Permit (SUP) as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance as per §93.100, Section B, Item 5 in order for the chicken coop and run to be 13 feet from the east property line instead of the required 20 feet. 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 & Zoning Considerations

Direction	Land Use	Zoning
North	Single-Family Dwelling	“R-3” Single-Family Residential
South	Vacant	“R-3” Single-Family Residential/City of Edwardsville
East	Single-Family Dwelling	“R-3” Single-Family Residential
West	Single-Family Dwelling	“R-3” Single-Family Residential

- *Land Use and Zoning of Surrounding Properties*
- *Zoning History* – There have been no other zoning requests on the subject property. The property is currently under violation for having the chickens without a Special Use Permit; approval of this request would resolve the violation.
- *SUP for Chickens and Variance for Coop/Run Setback* – The applicant is requesting a Special Use Permit in order to keep chickens on site. She is also requesting a variance for the chicken coop and run to be 13 feet from the east property line instead of the required 20 feet. The property was recently put under violation for having chickens in a Residential District without a Special Use Permit, which led to this Special Use Permit request. Approval would resolve the violation. See page 4 for the site plan and page 5 for site photos.

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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 15 years, there have been 16 requests for keeping chickens in a Residential District, 3 of which were denied, while 1 was withdrawn by the applicant. The other 12 were approved. There is 1 other request for keeping chickens on the agenda for this meeting. There have been 7 variance requests for the setbacks of the chicken coop and run, of which 6 were approved.
2. The below Standards of Review for Special Use Permits and Variances 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.

Conditions of Approval

1. This Special Use Permit is granted for the sole usage of Jillian and Brian Chance. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to keep domestic farm animals on the property.
2. A maximum of 5 chickens (hens only). Roosters are prohibited.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the chickens, goats, run, and coop will be required.

Standard of Review for Special Use Permits

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

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:

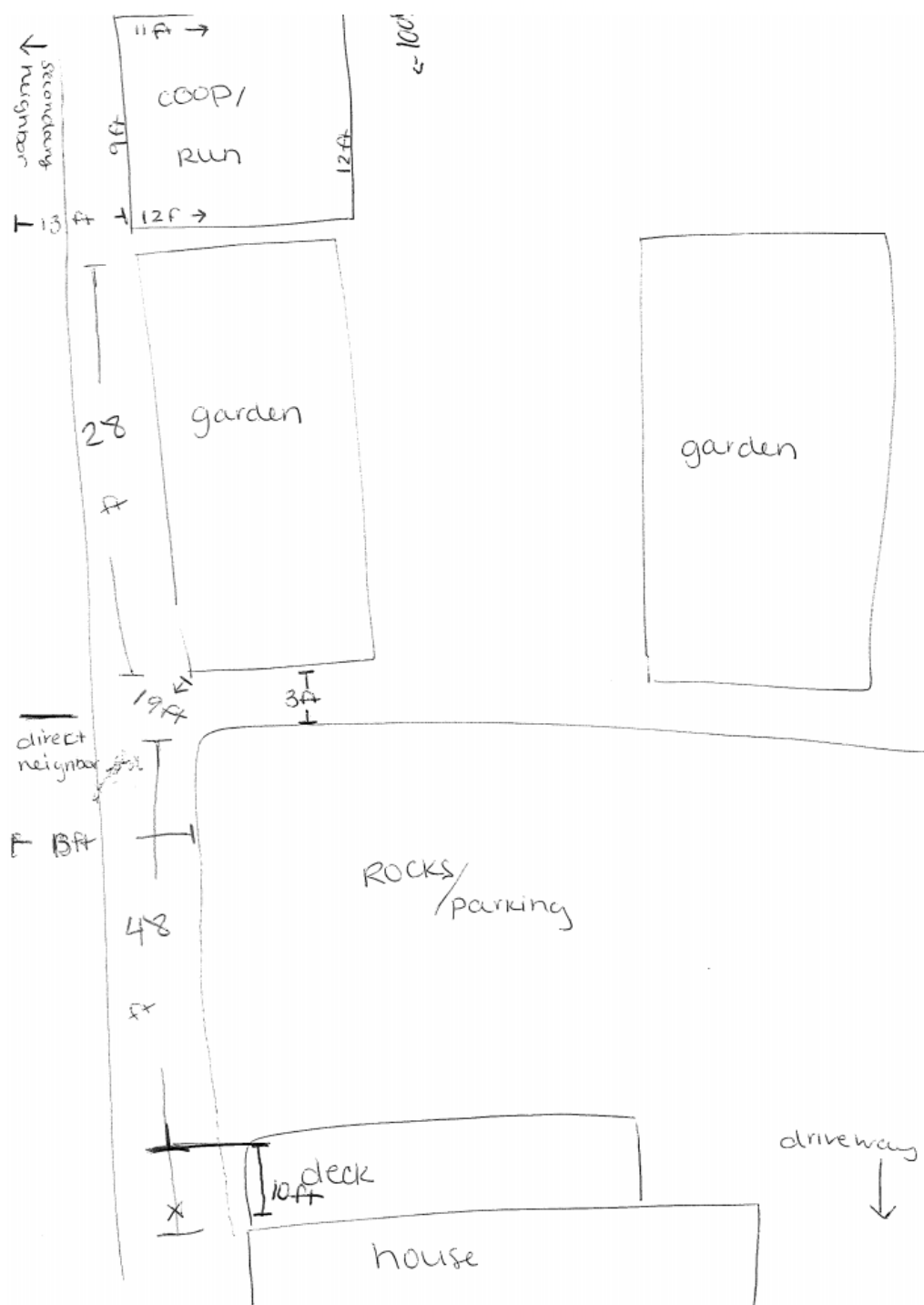
1. That there are special circumstances or conditions as fully described in the findings, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to the land or buildings in the surrounding 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 red. Please note property lines may be skewed to imagery.

Site Plan



Site Photographs



Narrative Statement

I, Jillian Chance, am requesting
a special zoning permit to keep 5 hens
on my property. 672 E. Vandavia St.

Jillian Chance 2/15/23

addtl. 13 ft from ^{east} property line instead of 20 ft.

Attachment “A” – Letter from Adjacent Property Owner

To Whom it May Concern:

In response to the March 3, 2023 Notice of Public Hearing.

I, Christine (Snell) Schmidt, am the sole owner of 680 East Vandalia, Edwardsville, Illinois 62025, located in Madison County. As of April 2023, my family has owned and resided on this property over 55 years.

I have No objection to the neighboring property owner(s) being issued a zoning permit to keep chickens (hens only) in accordance with the regulations and guidelines set forth by the respective governing agency.

I have 2 concerns I would like noted:

I feel it is necessary to disclose I have been made an offer to sell my property.

In light of the current negotiations, it is not proper for me impose or obligate another party into any agreement concerning the property line. The petition notes the current placement of coop/run at 13 feet from the east property line. I am concerned about the accuracy of measurement from current placement of coop/run to the actual property line being improperly noted. I simply wish to avoid any possible future issue or misunderstanding with respect to property line distinction and accurate lot dimensions.

Thank you.
Christine Schmidt

RESOLUTION – Z23-0019

WHEREAS, on the 21st day of March 2023, a public hearing was held to consider the petition of Ryan Lybarger, owner of record with Jason Askew, requesting a Special Use Permit as per §93.023, Section D, Item 32 of the Madison County Zoning Ordinance in order to operate a Landscaping Services business on site. This is located in an “A” Agricultural District in Jarvis Township along Troy Road, Collinsville, Illinois, County Board District #2, PIN# 09-1-22-18-00-000-004.007; 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 and further amended by the Building & Zoning Committee that the petition of Ryan Lybarger be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Ryan Lybarger. Any change of ownership/tenant will require a new Special Use Permit to operate the same type of business.
2. If approved, the owner must apply for a building permit within 60 days to install at least one bathroom and mop sink in the existing building on site as per State of Illinois requirements. One bathroom is required for businesses with 5 or fewer employees; at least two bathrooms are required for businesses with 6 or more employees.
3. If approved, there must be potable water available in the existing building on site.
4. The owner shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.
5. Failure to comply with the conditions of the Special Use Permit will cause revocation and immediate removal of the use will be required.

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 Building & Zoning 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.

s/ Mick Madison
Mick Madison, Chairman

s/ Matt King
Matt King

Frank Dickerson
Frank Dickerson

s/ Ryan Kneedler
Ryan Kneedler

s/ Terry Eaker
Terry Eaker

Nick Petrillo

s/ John Janek
John Janek

Bobby Ross
BUILDING & ZONING COMMITTEE
APRIL 4, 2023

Finding of Fact and Recommendations

Hearing Z23-0019

Petition of Ryan Lybarger, owner of record with Jason Askew, requesting a Special Use Permit as per §93.023, Section D, Item 32 of the Madison County Zoning Ordinance in order to operate a Landscaping Services business on site. This is located in an “A” Agricultural District in Jarvis Township along **Troy Road, Collinsville**, Illinois, County Board District #2, PIN# 09-1-22-18-00-000-004.007

Members Present: Don Metzler, Nicholas Cohan, Thomas Ambrose, George Ellis, Mary Goode, Cedric Irby, Sharon Sherrill

Members Absent: None

A **motion** was made by Sharon Sherrill and **seconded** by Nicholas Cohan that the petition of Ryan Lybarger be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Ryan Lybarger. Any change of ownership/tenant will require a new Special Use Permit to operate the same type of business.
2. If approved, the owner must apply for a building permit within 60 days to install at least one bathroom and mop sink in the existing building on site as per State of Illinois requirements. One bathroom is required for businesses with 5 or fewer employees; at least two bathrooms are required for businesses with 6 or more employees.
3. If approved, there must be potable water available in the existing building on site.
4. The owner shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.
5. Failure to comply with the conditions of the Special Use Permit will cause revocation and immediate removal of the use will be required.

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.** Noelle Maxey, Zoning Coordinator, read aloud the following letters of opposition from adjacent property owners that were submitted for the record: (1) “We are in receipt of the notice regarding ZBA Z23-0019 regarding Mr. Lybarger. I have to be out of town for work the day of the hearing so am requesting my comments be included by proxy. Nothing has changed in the period since his original application other than he has constructed the building he had originally asked for the variance and now sends additional water runoff to the neighbors just like the dance studio. The Special Use Permit he is requesting has no additional buildings so the drainage issue will likely not be addressed. Other than the dance studio, this is a residential neighborhood with some agriculture bordering it. This is not the correct place to locate a business. How many of the members would want this next to their house? Please do not approve this Special Use request. I am an adjacent property owner with significant property boundary and view of this property. Thank you, Dianna Tickner.” (2) “The undersigned adjacent landowners and residents strongly oppose the Special Use Permit for the property located at 1124 Troy Rd, Collinsville, IL in Jarvis Township which would allow a landscaping business to operate on agricultural farmland. We are owners of more than 20% of the shared property line and we oppose this Special Use Permit. Already, we are being impacted by the increase in stormwater runoff from the large building flooding some of our yards. We opposed the Special Use request to build a business structure on this same piece of agricultural land last year. It was denied by the Zoning Board in February 2021, ZBA file number Z21-0088. We opposed rezoning this same piece of agricultural land in 2020 for the purpose of building a 10-acre aggregate lot and commercial storage facility. Commercial rezoning was also denied by the Zoning Board in December 2020. It is our understanding the owners stated they planned to begin sod farming the land and received a building permit for an agricultural building. The owners built a very large building with several large equipment bays and now request a special permit to operate their business from this location. It seems this was their intention all along: to build a commercial building for

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a business. Possibly a commercial storage facility. As we stated in the previous two petitions, we are afraid, if this Special Use Permit is granted, that the next step will be to rezone commercial. If the board votes against our wishes and grants the Special Use Permit, we request the following: no lighting of the land surrounding the building which would be visible from our homes, detention of stormwater runoff, no construction equipment or work vehicles parked outside, no construction material stored outside, sight screen on the west and south sides of the building, and no aggregate or pavement parking lot due to further increase in stormwater runoff.”; **VI.** Rachel Lybarger, applicant’s wife, said her husband, Ryan Lybarger, is the owner of Lybarger Landscaping and the property in question at 1124 Troy Road. She said their sole intent was, they applied for a Special Use Permit to operate their landscaping services with this building. She said they have invested in a beautiful building and she wanted to point out a few things about that. Mrs. Lybarger said they have applied for this before, and they have built this building with the sole intent to operate Lybarger Landscaping. She stated that the zoning ordinance states that a landscaping service business shall only be permitted as a Special Use Permit in agricultural districts. She said they are in compliance with all of those requirements in that section. Mrs. Lybarger said the opposition to the petition that they have against this property is “afraid that if this Special Use Permit is granted, the next step will be to rezone commercial”. She said this has not been their request. She said they requested a Special Use Permit and not to be zoned commercial. Mrs. Lybarger said they hope this decision is based on the fulfillment of the written requirements in the zoning ordinance, and they will take any questions that anyone may have at this time; **VII.** Mary Goode, ZBA Member, asked Mrs. Lybarger when they first built this building, did they apply for it as a landscaping facility? Ms. Goode said she thought she read when they applied to have the building built, that it was just an agricultural building and it wasn’t designated as landscaping. She asked if that is correct or if she read something wrong. Ryan Lybarger stated that they received a building permit from the County. He said you can get a building permit on agricultural ground and put up a building 50 feet on agricultural ground just normally. Ms. Goode said yes, but they do ask you what you intend to use the building for. Mr. Lybarger said it’s on agricultural ground, they put it up at 150 feet, and this was their intent. Mrs. Lybarger said right, their sole intent was for that; **VIII.** Cedric Irby, ZBA Member, asked Mr. Lybarger if he can give him a brief synopsis of the landscaping business. Mr. Lybarger said basically the guys show up in the morning, pick up the equipment, and go to work at the job. He said there’s no work that’s done on site, everything is at the customer’s house; **IX.** Mr. Irby asked how many employees they have. Mr. Lybarger said they have 5 employees right now. Mrs. Lybarger said one of the stipulations she read in the ordinance was that no employees shall be permitted on site except to pick up or drop off equipment, and that is fully adhered to; **X.** Ms. Goode said she is concerned that if they built this building expecting to get this permit, and if they didn’t get the permit, what was their plan if this didn’t go through, because that’s a lot of money to spend on the whim that you’re going to get something that pertains to your landscaping business. Mr. Lybarger said they basically went through this whole process last year. He said they got all the way to the very end, it was approved, but the next day they found out that it had to pass by a 75% vote, and they didn’t know that until the next day. He said they were within two votes of it passing, so he felt like it was worth trying; **XI.** Don Metzler, ZBA Chairperson, asked how close the driveway is to the dance studio. Mr. Lybarger said the drive is about 25 feet off the property line. He said there’s commercial buildings on both sides. He said they’re an agricultural district and he feels like they aren’t wanting to go commercial, they are just wanting to keep it agricultural. Mrs. Lybarger said they did their research prior to this, and determined, based on the zoning ordinances, that they were adhering to, that they did have a chance for this; **XII.** Nicholas Cohan, ZBA Member, asked if they are basically going to store their equipment there, and asked if there will be equipment parked outside of the building. Mr. and Mrs. Lybarger both said no. Mr. Lybarger said basically in the landscaping services it says that you can’t have materials stored outside, and everything has to be stored inside. He said that’s why the building has to be so big so everything can fit inside. He said they are just going by what the ordinance says. Mrs. Lybarger added that they won’t have customers at this site, but rather they go to job sites to work. She said they won’t be selling anything at this location. She said everything that’s listed in this section 93.104 is something that they are adhering to; **XIII.** George Ellis, ZBA Member, asked if they have discussed with the neighbors their concerns. Mrs. Lybarger said they had multiple occasions where they tried to compromise last year with the petitioners, and last year the sole concern was the building and the variance

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this was originally about. She said they offered several solutions last year and there was no compromise that could be met, so they moved forward this year with that. Mrs. Lybarger said they have talked to them before, but there's been no compromise that has been reached at this time. Mr. Ellis said in looking at a copy of the letter of opposition, they have made some requests if the zoning change is approved. He said they made 6 different requests. Mr. Ellis asked what the Lybargers think of this list of items. Mrs. Lybarger said she thinks that is very far from the requirements. Mr. Lybarger said he feels like last time they came in they tried for a 35 foot variance. They were trying to not go by the 150 feet, but they were trying to make it closer so it didn't sit in the middle of the property. He said now the building is basically sitting in the middle of the field. He said they were trying to come to an agreement with doing a berm with pine trees, a retention pond for stormwater runoff, and a lot of things they brought to the table originally. He said with no compromise, nobody is budging anywhere, so this is where we're at. Mrs. Lybarger said for example, one of them is no lighting of the land surrounding the building. She said that is a safety and security issue in their opinion and many that they have talked to. She said they would never want to have a building without lighting around the building. Mrs. Lybarger said along with everything in the area there, that building on both sides has outdoor lighting as well. She said they are a well-lit safe area. Mr. Ellis asked if they feel that the request for the detention of stormwater runoff is something that is reasonable. Mr. Lybarger said he has talked to an engineer, and he told him that if he needs to get something drawn up for stormwater runoff, he would be more than happy to draw something up. He said you could go out there and look at it, but the water does not even run to the neighbors, but the neighbors' water does run onto them. Mr. Lybarger said they've been saying this the whole time, but anybody that goes out there and looks at it will see that it doesn't run onto their property; **XIV.** Ms. Maxey stated that she wished to clarify something. She said when this building permit application was taken out, the County was told that it was going to be for agricultural use. Ms. Maxey said the County does not allow buildings to be built on agricultural properties without a primary structure like a home, unless they're being used for agricultural purposes. She said if they would have come to the County and said this is strictly for their landscaping business, the permit would have been denied. She said the County was told it was to be used for agricultural purposes on the property. Mrs. Lybarger asked if that is documented somewhere. Ms. Maxey said it's in the zoning ordinance in section 93.023, and with the building permit application also; **XV.** Mr. Cohan said it looks pretty flat where they're at, and he can see where the neighbors are running off onto the Lybargers' property. Mr. Lybarger said they are 150 feet, or half of a football field, off of the property line. He said their residences are at least another 100 yards, or 300 feet, from the property line. He said so they aren't sitting right next to each other, but rather there's a couple hundred yards of distance between this building and the neighbors. Mr. Lybarger said the neighbor has a pole barn, not of this size, but there's a pole barn on it that has water runoff that comes onto their property. He said it's an opinionated situation; **XVI.** Mr. Irby asked how they plan on controlling their growth, if, say, business is booming one or two years from now. Mr. Lybarger said they've been in business for 20 years and they basically stay about the same size, with nothing really changing. He said in business you either get to the point where you keep going or you stay where you're at. He said there are a lot of factors, but they are pretty much staying where they're at; **XVII.** Mr. Ellis asked where they are storing their equipment now. Mr. Lybarger said it's at another residence. Ms. Goode asked if it's at their home residence. Mr. Lybarger said some of it is, and some of it is at another place; **XVIII.** Mr. Cohan asked if Mr. Lybarger if he can store his equipment there now with it being agricultural. Mr. Lybarger said no, not for his landscape business. He said he can store his personal equipment, he assumes, if it is for agricultural use; **XIX.** Sharon Sherrill, ZBA Member, asked Ms. Maxey about the additional conditions for approval, and if it's still applicable in regards to one bathroom and one mop sink. Ms. Maxey said yes, it is. Ms. Sherrill asked if that is in the building currently, and Mr. Lybarger said no, it would need to be approved before he would do those; **XX.** Ms. Sherrill asked if it currently has just a gravel drive, and the applicant responded 'yes'; **XXI.** Kay Waldram, nearby property owner in the subdivision to the west of the subject property, said in addition to the petition that the adjoining landowners submitted, the neighbors from the next two streets also have a petition. She said they are opposed to this. She said according to section 93.178, the Board must consider the Special Use Permit's negative impact on other property in the neighborhood and the effect on traffic. Ms. Waldram said the Special Use Permit allows storage of the construction material. She said they are concerned about safety at the 3 bus stops to

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the west, because the kids will be out there during construction traffic. She said from the beginning, they have been concerned about stormwater runoff from the site, and those concerns were mentioned in their last two petitions. Ms. Waldram said they were told the County would address the issue of flooding caused by construction of this site. She said she included a printout of the areas already affected by stormwater runoff in the last month after the construction of the large building, and said they submitted pictures of the area. She said the one area in particular is very much lower than the land, and said the land is not flat except for the very beginning, and then slopes back to a creek at the south side. She said their big concern has always been the damage from the water runoff, and they are seeing that right now, because this is a 100x80 foot building, and all of that water has to go somewhere that would have normally soaked into the ground. Ms. Waldram said it does slope from the frontage road back and toward their subdivision. She said next they are wondering what the building will be used to store. She said according to the ordinance, outside storage of goods or materials not intended for use on the premises is prohibited, and inside storage of gravel, topsoil, and other aggregate has to be 1,000 feet away from residences, according to the ordinance. She said she included a drawing showing that all of the homes are closer than 1,000 feet. She said they are just worried that this is a case of asking for forgiveness instead of permission. Ms. Waldram said they built this knowing it was denied, and they went ahead and built the building; **XXII.** Mr. Cohan asked Ms. Waldram if she had a water issue before he built the building. Ms. Waldram said they have a high water table there, but there is an old road beside the farm ground, between the homes and the farm ground, and there are culverts that go under. She said there was always water problems, but they have increased, and that is what their concern has been, that the addition of buildings and the lack of detention would increase the water problem. Mr. Cohan asked if the building is in the middle, is it damming up any water drainage. Ms. Waldram said they have smoothed out the ground so the water comes off in sheaths right now. She said they are opposed to this going as a business or commercial, but if it's going to be approved, they are begging for stormwater detention; **XXIII.** Mr. Cohan asked if they are more opposed to it because of the business or the water. Ms. Waldram said they are opposed to the business, and they are opposed to it going commercial, and they are worried about the water. She said they have a high water table so they have been concerned that there would be a water problem. She said when they built the dance studio, the water from the parking lot and the building goes over into the neighbors' yards to the west and just to the south, so that's why they started opposing these petitions, as they didn't want to see more water damage; **XXIV.** Mrs. Lybarger said that Mrs. Waldram does not have a property that butts up against their property. She said the gravel driveway for this property is located on the frontage road. She said it is a frontage road, and bus traffic and school traffic. She said their business would be the least affected by any school traffic. She said there are multiple bus stops along the frontage road, and there's a 4-way intersection right underneath the overpass of the highway when you're heading to Collinsville, and that neighborhood is bus traffic. Mrs. Lybarger said she has lived in Troy her whole life, and there would be absolutely nothing that she would do to hinder the appearance of the town or the safety of the town.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan

Nays to the motion: George Ellis, Mary Goode, Cedric Irby, Sharon Sherrill

Whereupon the Chairman declared the motion to approve failed.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z23-0019

Meeting Date: March 21, 2023

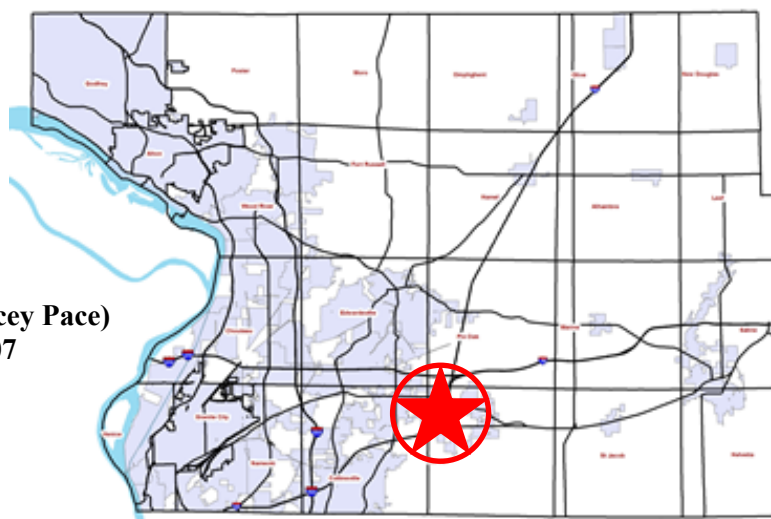
From: Noelle Maxey
Zoning Coordinator

Location: Along Troy Road
Collinsville, Illinois
County Board District #2 (Stacey Pace)
PIN: 09-1-22-18-00-000-004.007

Zoning Request: Special Use Permit

Description: Landscaping Services

Attachments: Attachment “A” – Opposition from Adjacent & Nearby Property Owners



Proposal Summary

The applicant is Ryan Lybarger, owner of record with Jason Askew. The applicant is requesting a Special Use Permit (SUP) as per §93.023, Section D, Item 32 of the Madison County Zoning Ordinance in order to operate a Landscaping Services business on site. The subject property is zoned “A” Agricultural District and is located in Jarvis Township along Troy Road, Collinsville, County Board District #2. 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 & Zoning Considerations

Direction	Land Use	Zoning
North	Dance Studio/Troy Road/I-55	“B-2” General Business/City of Troy
South	Single-Family Dwelling	“A” Agricultural
East	Construction Company/Row Crops	“B-3” Highway Business/”R-2” Single-Family Residential/”A” Agricultural
West	Single-Family Dwellings/Row Crops	“R-2” Single-Family Residential

- *Land Use and Zoning of Surrounding Properties*
- *Zoning History* – There was a zoning hearing in 2017 to rezone an approximately 1.5 acre portion of the property to “B-2” General Business District. The portion that was rezoned was subsequently split into a different parcel, while the other 10.62 acre tract remained “A” Agricultural District, and is the subject property that relates to this current zoning hearing. In 2020, there was a request to rezone the property from “A” Agricultural to “B-5” Planned Business District to operate a self-storage facility on site, but the request was withdrawn by the applicant. In 2021, this applicant requested this same SUP, as well as a variance to construct the building to be used for the business closer than the required 150 feet from the nearest property line shared with a single-family residential use. The requests were denied due to a required three-fourths vote for approval by the County Board. There are no outstanding violations on the property.
- *SUP for Landscaping Services* – The applicant is requesting a Special Use Permit in order to operate a Landscaping Services business from an existing building on site. The building will be used to store

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equipment, including mowers, skidsteers, tractors, and trailers. The proposal meets all requirements for Landscaping Services Business as listed in §93.104 of the Madison County Zoning Ordinance. See page 4 for the site plan and page 5 for site photos. The ZBA may consider the impacts that the proposed commercial activity and additional traffic volume would have on the surrounding area. See the “Standards of Review” section below for more information. Opposition from adjacent property owners begins on page 7.

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 15 years, there have been 3 other Special Use Permit requests for a Landscaping Services Business. One was approved, while the other two were denied. One of the two that were denied was made by this same applicant in 2021.
2. The below Standards of Review for Special Use Permits and Standards of Review for Variances 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.

Conditions of Approval

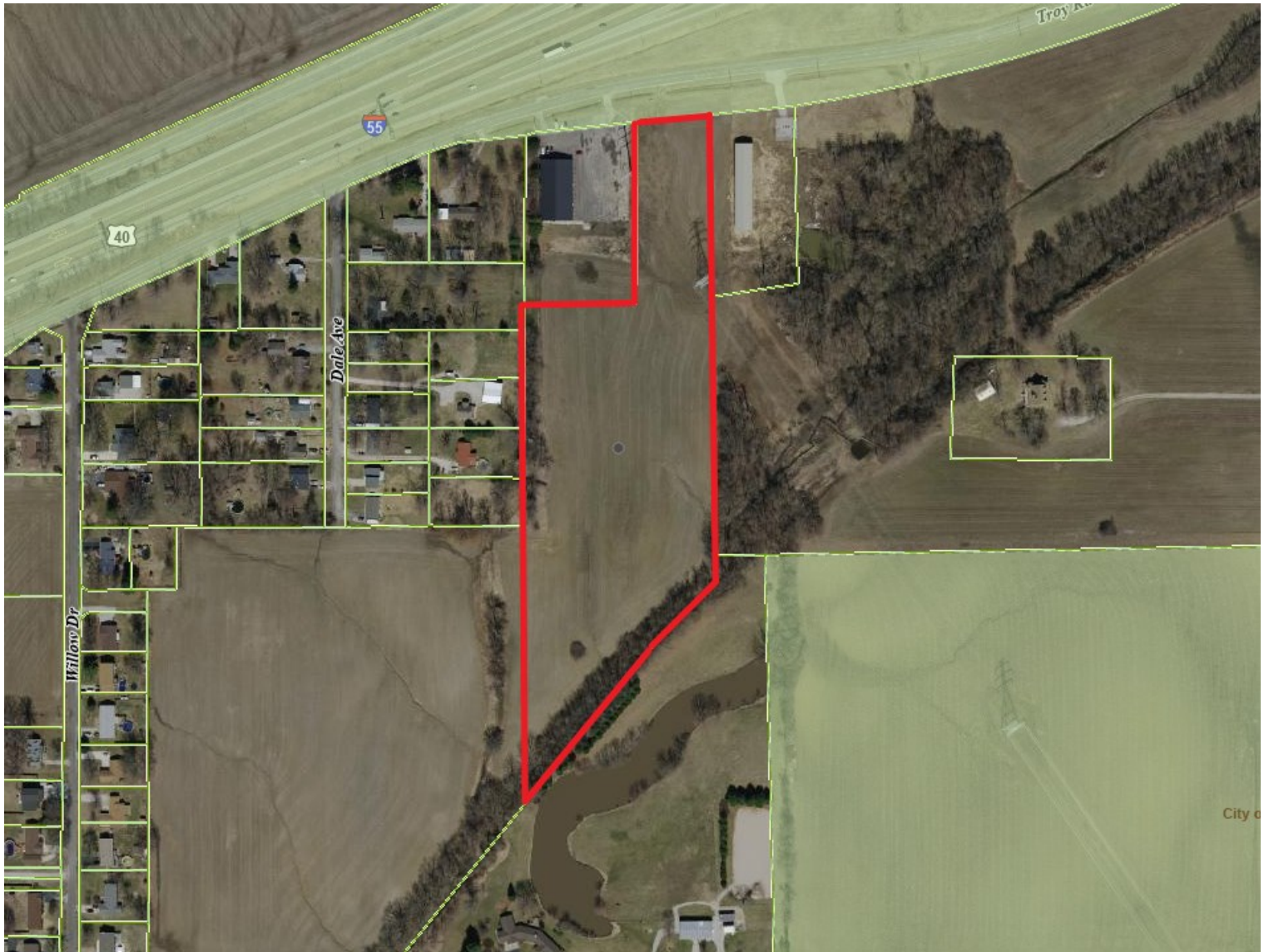
1. This Special Use Permit is granted for the sole usage of Ryan Lybarger. Any change of ownership/tenant will require a new Special Use Permit to operate the same type of business.
2. If approved, the owner must apply for a building permit within 60 days to install at least one bathroom and mop sink in the existing building on site as per State of Illinois requirements. One bathroom is required for businesses with 5 or fewer employees; at least two bathrooms are required for businesses with 6 or more employees.
3. If approved, there must be potable water available in the existing building on site.
4. The owner shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.
5. Failure to comply with the conditions of the Special Use Permit will cause revocation and immediate removal of the use will be required.

Standard of Review for Special Use Permits

As per §93.178, Section (F), Items (2-7), below are the six (6) consideration items listed in the Zoning Ordinance that the Zoning Board of Appeals shall take into account while reviewing a SUP request.

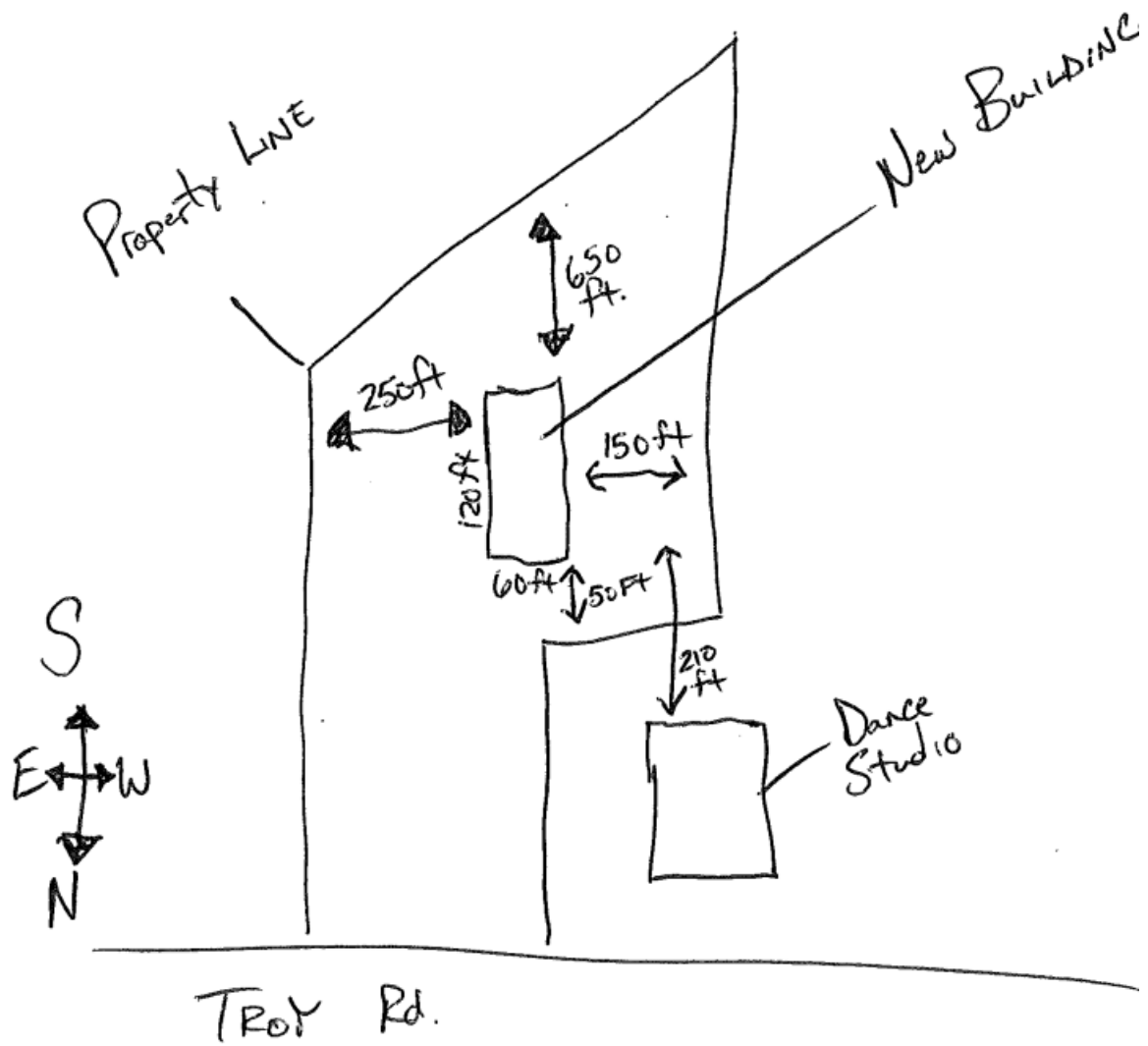
1. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
2. Whether the application is necessary for the public convenience at that location;
3. In the case of an existing nonconforming use, whether a special use permit would make the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

Aerial Photograph

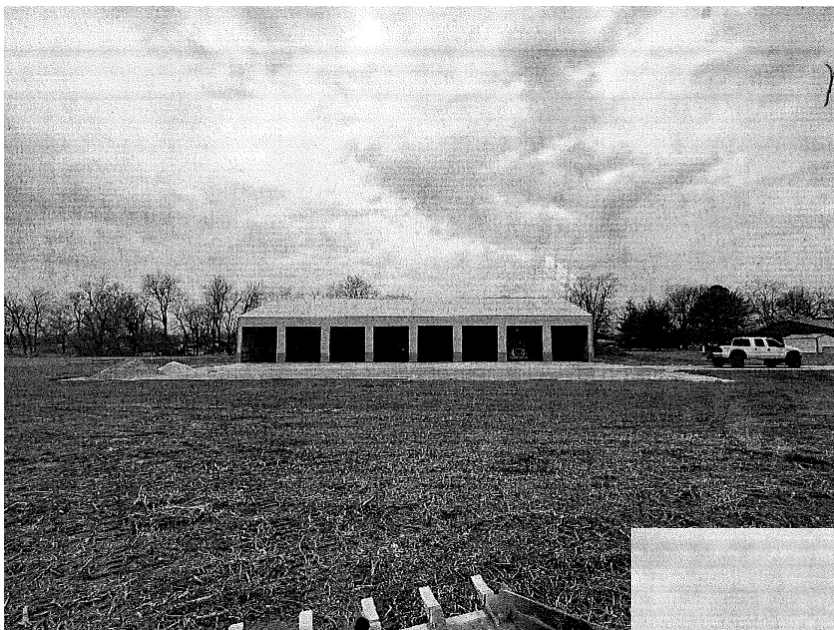


The subject property is outlined in red. Please note property lines may be skewed to imagery.

Site Plan




Site Photographs



Narrative Statement

I'm requesting a special use permit to run a landscaping business in accordance with the ordinance specifications for agriculture zoned property. See attached


3/22/23

Attachment "A" – Opposition from Adjacent & Nearby Property Owners (continued on next page)

Ms. Maxey,

We are in receipt of the notice re: ZBA Z23-0019 re Mr Lybarger. I have to be out of town for work the day of the hearing so am requesting my comments be included by proxy. Nothing has changed in the period since his original application other than he has constructed the building he had originally ask for the variance and now sends additional water runoff to the neighbors just like the dance studio.

The Special use permit he is requesting has no additional buildings so the drainage issue will likely not be addressed. Other than the dance studio, this is a residential neighborhood with some agriculture boarding it. This is not the correct place to locate a business. How many of the members would want this next to their house? Please do not approve this Special Use request. I am an adjacent property owner with significant property boundary and view of this property.

Thank you

Dianna Tickner

1 Cowgirl LN

Collinsville, IL

Adjacent Landowners Petition in **Opposition** to Special Use Permit to
operate a Landscaping business on Agricultural "A" Zoned Land
Sought by : *Ryan Lybarger* Parcel Number: 09-1-22-18-00-000-004.007
ZBA File Number: Z23-0019 (March 2023)

The undersigned **adjacent landowners** and residents **strongly oppose the Special Use Permit** for the property located at 1124 Troy Rd, Collinsville IL in Jarvis Township which would allow a landscaping business to operate on agricultural farmland. We are owners of more than 20% of the shared property line and we oppose this special use permit.

Already, we are being impacted by the increase in stormwater runoff from the large building flooding some of our yards.

We opposed the special use request to build a business structure on this same piece of agricultural land last year. ***It was denied by the Zoning board*** in Feb 2021. ZBA File Number: Z21-0088

We opposed rezoning this same piece of agricultural land in 2020 for the purpose of building a 10 acre aggregate lot and commercial storage facility. ***Commercial rezoning was also denied*** by the Zoning board. Dec 2020.

It is our understanding the owners stated they planned to begin sod farming the land and received a building permit for an agricultural building.

The owners built a very large building with several large equipment bays and now request a special permit to operate their business from this location. It seems this was their intention all along: to build a commercial building for a business. Possibly a commercial storage facility. As we stated in the previous two petitions, we are afraid, if this special use permit is granted, that the next step will be to rezone commercial.

If the board votes against our wishes and grants the special use permit, we request the following:

We oppose this Special Use Permit request for the reasons stated above.

____ Name (printed) Name (signature): Date: 03-11-2023
SCOTT SUMMERS Scott Summers

Address: 109 A DUNE AVE Collinsville, IL
=====

____ Name (printed) Name (signature): Date: 03-11-2023
Travis Summers Travis Summers

Address: 109 A DUNE AVE Collinsville, IL
=====

Cowgirl Lane Collinsville IL

We oppose this Special Use Permit request for the reasons stated above.

____ Name (printed) _____ Name (signature): _____ Date: 3-13-23
ASKINEDU KAVURU [Signature]
Address: 1810 RENE AVE. PIPER BLUFF MO 63901

____ Name (printed) _____ Name (signature): _____ Date: _____

We oppose this Special Use Permit request for the reasons stated above.

____ Name (printed) _____ Name (signature): _____ Date: 3-13-2023
WILLIAM A. SCOTT [Signature]
Address: 107 DALE AVE COLLINSVILLE, IL 62234

____ Name (printed) _____ Name (signature): _____ Date: 3/13/23
Linda L Curry [Signature]
Address: 1108 TROY Rd Collinsville IL 62234

We oppose this Special Use Permit request for the reasons stated above.

____ PIN: 09-1-22-18-00-000-008.001
____ Name (printed) _____ Name (signature): _____ Date: 11 March 2023
Dianna Tickner [Signature]
Address: 1 Cowgirl LN Collinsville, IL 62234

____ Name (printed) _____ Name (signature): _____ Date: 11 MARCH 2023
Stephen Mathers [Signature]
Address: 1 Cowgirl Lane Collinsville 62234

____ Name (printed) _____ Name (signature): _____ Date: _____





My name is Kay Waldram . I live on the street adjacent to the special use permit in question.

In addition to the petition signed by the adjoining landowners, I'm presenting a second petition signed by 25 residents of the 2 adjacent streets. According to the ordinance section 93.178, the board must consider the special use permit's negative impact on other property in the neighborhood and the effect on traffic.

If the special use permit allows storage of construction material, we are concerned about safety at the 3 bus stops on the next 3 streets right at the peak of the early morning and late afternoon construction traffic.

From the beginning, we've been concerned about the storm water runoff from this site and the lack of detention. We were told that the county would address the issue of flooding caused by construction on this site. I've included a print out showing the areas **already** affected by increased stormwater runoff in the last month after the construction of the large building. You can see that in orange. At a larger scale you can see the yard of one resident , just to the south of the special use permit, who is concerned that her culvert might be washed out by the high water. The area shaded in blue shows the increase in water levels from the creek in the past month. New construction shouldn't be allowed to damage our homes.

Next, We are wondering what the building will be used to store. According to the ordinance section 93.023, outside storage of goods or materials not intended for use on the premises is prohibited.

And, although gravel, topsoil, and other aggregates are allowed to be stored in a building, that building must be 1000 feet from existing residences. You can see from the printout, all of the houses on Dale Avenue are closer than 1000 feet from the new building.

The construction of a commercial building has been denied twice by this board. Now the owners of this new very large building under construction for agricultural purposes are seeking a special use permit to use the building for a business.

It seems like this is a case of asking forgiveness instead of permission.

What good is zoning if the ordinances are not followed?

It was suggested last time that our subdivision is not nice enough and our homes are not expensive enough to warrant concern about the damage this construction has done and might do to our homes and yards. **Why is that?**

Our petition makes the same requests as the adjoining landowner petition and asks that the ordinances be followed. We would like the special use permit to be denied.

Neighborhood Petition in Opposition to Special Use Permit to operate a Landscaping business on Agricultural "A" Zoned Land

Sought by : *Ryan Lybarger* Parcel Number: 09-1-22-18-00-000-004.007

ZBA File Number: Z23-0019

(March 2023)

The undersigned **neighborhood landowners** and residents **strongly oppose the Special Use Permit** for the property located at 1124 Troy Rd, Collinsville IL in Jarvis Township which would allow a landscaping business to operate on agricultural farmland.

Most of the homes on Dale Ave and Willow Ave are within sight of this acreage or directly downstream from it. As stated in the ordinance Section 93.178 , upon receiving a special use permit application the board must consider the negative impact on neighboring property values and the effect on local traffic.

Already we are seeing a large increase in stormwater runoff and flooding from the new building into the creek running through some of our properties and behind our homes. We are very concerned.

We are also concerned about increased construction traffic so close to the three neighborhood school bus stops.

If the board votes against our wishes and grants the special use permit, we request the following:

- No lighting of the land surrounding the building which would be visible from our homes.
- Detention of stormwater runoff.
- No construction equipment or work vehicles parked outside.
- All construction material storage must be in accordance with ord section 93.023A.
- Sight screen on the west and south sides of the building.
- No aggregate or pavement parking lot due to further increase in stormwater runoff.

The neighborhood opposed the special use request to build a business structure on this same piece of agricultural land last year. It was denied by the Zoning board in Feb 2021. ZBA File Number: Z21-0088 .

We also opposed rezoning this same piece of agricultural land in 2020 for the purpose of building a 10 acre aggregate lot and commercial storage facility. Commercial rezoning was also denied by the Zoning board. Dec 2020.

The owners stated they planned to begin sod farming the land and received a building permit for an agricultural building.

The owners built a very tall, large building with several large equipment bays and now request a special permit to operate their business from this location. It seems this was their intention all along: to build a commercial building for a business. As we stated in the previous two petitions, **we are afraid, if this special use permit is granted, that the next step will be to rezone commercial.**

We oppose this Special Use Permit request for the reasons stated in the neighborhood petition above:

Name (printed) Name (signature) Date: 11 March 2023
DIANNA Tickner Dianna Tickner

Address: 1 COWGIRL LN COLLINSVILLE, IL 62234

Name (printed) Name (signature) Date: 11 / MARCH 2023
Stephen Mathers Stephen Mathers

Address: 1 COWGIRL LANE COLLINSVILLE, IL 62234

Name (printed) Name (signature) Date: 3/19/23
Anne Lopez Anne Lopez

Address: 115 Willow DR Coll: Assville IL

Name (printed) Name (signature) Date: 3/19/23
Rodney L... Rodney L...

We oppose this Special Use Permit request for the reasons stated in the neighborhood petition above:

Name (printed) Name (signature) Date: 3/11/23
Gavin Pisetta Gavin Pisetta

Address: 109 Dale Ave Collinsville IL 62234

Name (printed) Name (signature) Date: 3/11/23
Ashley Newcombe Ashley Newcombe

Address: 109 Dale Ave Collinsville IL 62234

Name (printed) Name (signature) Date: 3/11/23
Leyhann Fuller Leyhann Fuller

Address: 113 Dale Collinsville IL 62234

We oppose this Special Use Permit request for the reasons stated in the neighborhood petition above:

____ **Name** (printed) Name (signature): Date: 3-11-23
HARRY A. BOHN Harry A. Bohn

Address: 113 Dale Ave Collinsville IL 62234
=====

____ **Name** (printed) Name (signature): Date: 3-11-23
BRENDA BOHN Brenda Bohn

Address: 114 Dale Ave Collinsville IL 62234
=====

____ **Name** (printed) Name (signature): Date: 3/19/23
PEGGY KING Peggy King

We oppose this Special Use Permit request for the reasons stated in the neighborhood petition above:

____ **Name** (printed) Name (signature): Date: 3-11-2023
Scott Summers Scott Summers

Address: 109 A DARE AVE COLLINSVILLE, IL 62234
=====

____ **Name** (printed) Name (signature): Date: 03-11-2023
Tammy Summers Tammy Summers

Address: 109 A DARE AVE COLLINSVILLE, IL 62234
=====

We oppose this Special Use Permit request for the reasons stated in the neighborhood petition above:

____ Name (printed) Name (signature): Date: 3-13-2023
WILLIAM A. SCOTT William A Scott

Address: 107 DALE AVE COLLINSVILLE, IL 62234
=====

____ Name (printed) Name (signature): Date: 3/13/23
Linda L Curry Linda L Curry

Address: 1108 TROY Rd Collinsville IL 62234
=====

____ Name (printed) Name (signature): Date: 3-13-23
Finnis B Curry Finnis B Curry

Address: 1108 TROY Rd Collinsville, IL 62234
=====

____ Name (printed) Name (signature): Date: 3-20-23
Amy Wollenweber Amy Wollenweber

Address: 222 Willow DR. Collinsville, IL
=====

____ Name (printed) Name (signature): Date: 3-20-23
Patrick Wollenweber Patrick Wollenweber

Address: 222 Willow DR. Collinsville, IL
=====

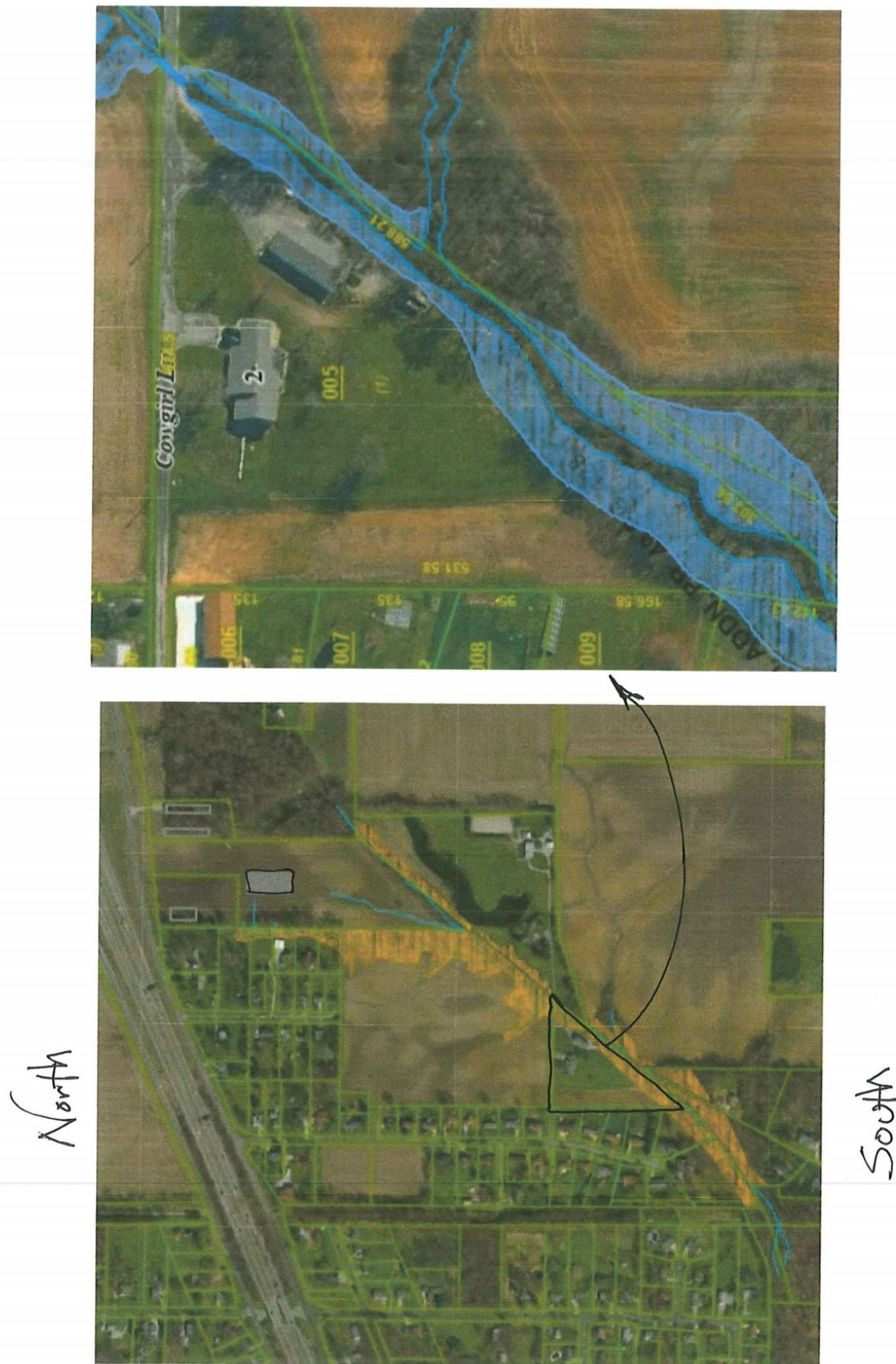
We oppose this Special Use Permit request for the reasons stated in the neighborhood petition above:

____ **Name** (printed) Name (signature): Date: 3/19/23
Jane Shaw PILLARD [Signature]
Address: 129 Willow Dr.
=====

Cowgirl Lane Collinsville IL

We oppose this Special Use Permit request for the reasons stated in the neighborhood petition above:

____ **Name** (printed) Name (signature): Date: 3-19-23
ANKINEEDS KATVURU [Signature]
Address: 1810 Renaissance Poplar Bluff MO 63901
=====



(F) Prohibited uses.

- (1) Vehicles, such as automobiles, buses, and trucks that do not bear a current set of license plates; or, is not in running condition; or is in such a condition that it is inoperable on public streets shall not be permitted.
- (2) Junk yards.
- (3) Outside storage of goods or materials not in working condition or not intended for use or consumption on the premises.
- (4) Manufacturing.
- (5) Railroad freight cars.

(Ord. 2014-18, passed 4-16-2014; Am. Ord. 2014- 14, passed 11-19-2014; Am. Ord. 2014-15, passed 11-19-14; Am. Ord. 2015-06, passed 8-17-2015; Am. Ord. 2016-02, passed 2-16-2016; Am. Ord. 2017-02, passed 6-1-2017; Am. Ord. 2020-02, passed 1-16-2020)

allowed
(19) Mining, loading and hauling of coal, sand, gravel, topsoil, or other aggregate or minerals, including equipment, buildings or structures for screening, crushing, mixing, washing or storage, provided that:

except
(a) No open pit or shaft is less than 500 feet from an existing residence or Residence District established by this zoning code; and

(b) All buildings or structures for screening, crushing, washing, mixing, or storage are located not less than 1,000 feet from an existing residence or any Residence District established by this zoning code.



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My name is Bill Scott .

I live on Dale Ave and share a property line with the special use permit property.

I am a signer of the petition by **adjoining landowners requesting denial of the special use permit**. I am opposed to a commercial business operating on property which is zoned for agricultural use and is adjacent to my yard,

In addition to the storm water runoff, I'm concerned about the effect on traffic at the frontage rd intersection for my street and the next two streets especially during early morning bus and construction traffic.

At the zoning hearing in March, **Mr and Mrs Lybarger stated that they decided to go ahead and build this structure** for their landscaping business in spite of being turned down for that by the county board last year.

What good is a zoning board, if the board's decisions are not followed?

Mr Lybarger's permit to build the structure stated that he was building **a BARN for agricultural purposes**. He stated in the meeting that he did not intend to use it for agricultural purposes.

As a neighbor and adjoining landowner, I am not sure I can trust the owners of this business to follow other ordinances for this piece of property.

We did meet with a representative of the Landscaping business last year in one of our homes. We attempted to discuss other options for the location of a building on that piece of property but the representative became loud and angry when we brought up written assurances for detention and a sight screen. He left the house and refused to speak to us after that. We attempted to talk to Mr Lybarger by phone and he refused to discuss the property.

In our petition against the special use permit, we requested *No lighting of the land surrounding the building which would be visible from our homes*. The owners stated they need lighting for security- that type of lighting can be accomplished with motion detector activation.

**Dianna Tickner
Stephen Mathers
1 Cowgirl LN.
Collinsville, IL 62234**

March 30, 2023

Madison County Building & Zoning Board
Madison County Courthouse, Edwardsville IL

RE: Z23-0019- Petition of Ryan Lybarger & Jason Askew

Dear Chairman and Board members,

We are submitting written comments due to work travel that will keep us from attending the April 4, 2023 Building and Zoning board meeting. We would like these comments entered into the record since we cannot attend.

We are writing to strongly urge you to deny the Special Use permit requested by Ryan Lybarger and Jason Askew, case number Z23-0019 for PIN# 09-1-22-18-00-000-004.007, 1124 Troy Road.

As you can see from Mr. Lybarger's building permit application, attached to this letter as Exhibit A, he indicated as of October 7, 2022, that he was building the pole barn building now on the property for personal use only. From the official minutes of the March 21, 2023, Madison County Zoning Board of Appeals meeting, Mrs. Rachel Lybarger, the applicant's wife testified, according to the minutes "Mrs. Lybarger said they have applied for this before, and they have built this building with the sole intent to operate Lybarger Landscaping". Whether this is illegal or not I do not know but the statements would certainly call into question whether Mr. Lybarger could be taken at his word for anything related to the Special Use permit he is seeking. While we oppose the SUP, we recognize that the board may approve the SUP and so we are asking that if the Board does approve the SUP, all of Mr. Lybarger's promises from the March 21st meeting, i.e. berm with pine trees and retention pond for stormwater runoff, be incorporated as a condition of the SUP. The drainage plan and design for the pond should be completed by and stamped by an Illinois licensed professional engineer.

We are an adjacent property owner with a long common boundary to the Lybarger/Askew property. To date, Mr. Lybarger has done nothing to address changes to his property drainage patterns from the construction of his entrance road and building. Neighbors to the west were already facing drainage issues at their homes brought on by the construction of the dance studio and now, drainage to the west of Mr. Lybarger's building has increased the runoff volume impacting the adjacent landowners.

The area of this property is agricultural and residential in nature. The expansion of commercial operations (through granting of SUP vs. commercial rezoning) likely will have a negative impact on the property values of the residential neighborhood adjacent to the Lybarger/Askew parcel on the west.



RESOLUTION – Z23-0020

WHEREAS, on the 21st day of March 2023, a public hearing was held to consider the petition of James Castelli, owner of record with Amy Castelli, requesting a zoning map amendment to rezone the 5.08 acre tract of land from “R-2” Single-Family Residential District to “A” Agricultural District. Also requesting a Special Use Permit as per §93.023, Section D, Item 38 of the Madison County Zoning Ordinance in order to operate a Riding Academy on site. This is located in Edwardsville Township at 2866 Idle Acres Lane, Edwardsville, Illinois, County Board District #17, PIN# 14-1-15-29-03-301-009; 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 James Castelli be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of James and Amy Castelli. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to continue operating a Riding Academy on site.
2. One horse per acre is allowed on site for a maximum of 5 horses.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the Riding Academy will be required.

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.

s/ Mick Madison
Mick Madison, Chairman

Frank Dickerson
Frank Dickerson

s/ Terry Eaker
Terry Eaker

s/ John Janek
John Janek

s/ Matt King
Matt King

s/ Ryan Kneedler
Ryan Kneedler

Nick Petrillo

Bobby Ross
BUILDING & ZONING COMMITTEE
APRIL 4, 2023

Finding of Fact and Recommendations
Hearing Z23-0020

Petition of James Castelli, owner of record with Amy Castelli, requesting a zoning map amendment to rezone the 5.08 acre tract of land from “R-2” Single-Family Residential District to “A” Agricultural District. Also requesting a Special Use Permit as per §93.023, Section D, Item 38 of the Madison County Zoning Ordinance in order to operate a Riding Academy on site. This is located in Edwardsville Township at **2866 Idle Acres Lane, Edwardsville, Illinois, County Board District #17, PIN# 14-1-15-29-03-301-009**

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Cedric Irby, Sharon Sherrill

Members Absent: None

A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of James Castelli be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of James and Amy Castelli. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to continue operating a Riding Academy on site.
2. One horse per acre is allowed on site for a maximum of 5 horses.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the Riding Academy will be required.

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.** James Castelli, owner of the subject property, said when they bought this property in 2017, it was zoned residential, and everything around it, including their extra parcel, was agricultural. He said he didn’t really understand why and it wasn’t an issue, but what he has several neighborhood kids that want to learn how to ride a horse. He said he wants to get a Special Use Permit but he can’t do that with residential insurance, so if he gets rezoned “Ag” he can get agricultural insurance. Mr. Castelli said he had to sign an affidavit with his insurance company that those are his personal horses being kept on there, and that they would only be used for his use. He said to be able to do this the right way and to have the coverage that they need on insurance, he needs to rezone to agriculture, just like the surrounding properties, and be able to get agricultural permit. He said that he and his wife do jumping with some of the rescue horses that their nonprofit has. He said to be able to do a building that they need, they can’t do a 20-foot peak, and that’s residential per the code. He said they need to go up to 24 foot. Mr. Castelli said the reason why, is you take 4 foot off for the trusses, you put a big fan that drops 8 feet, and then you put a 5-foot obstacle up with a 5-foot horse and a guy like him, you need the 24 feet to allow for a safety distance; **VI.** Cedric Irby, ZBA Member, asked how much fencing he will have. Mr. Castelli said eventually he wants to fence the whole property in and make that into 3 pastures so he can rotate the horses; **VII.** George Ellis, ZBA Member, asked Mr. Castelli how many horses he has now. Mr. Castelli said currently on that property they have two, because the limit on that is two horses right now for residential, even though it is 5.08 acres; **VIII.** Nicholas Cohan, ZBA Member, said he is familiar with Idle Acres, and asked how many houses are out there now. Mr. Castelli said there are eight houses there now. Mr. Cohan said he is familiar with the area, and last time he remembered there were only 3 houses out there. Mr. Castelli said that’s why he didn’t understand why this parcel is the only one zoned residential, because it was all farm fields. He said he converted it into pasturage, and they did build their home there on the residential parcel; **IX.** Cedric Irby, ZBA Member, asked Mr. Castelli how much experience he has with horses. Mr. Castelli said he started riding when he was 5 years old, and he’s 47 now. He said at 17, he was the top youth rider with Tennessee Walkers in the Midwest. He said he’s been rescuing horses since he

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was 7 or 8, so he has tons of horse experience and he's trained a lot of people. Mr. Castelli said he trains his own horses, and every horse he has is 100% safe; **X.** Lou Cassady, nearby property owner to the east of Mr. Castelli, said he also spoke to Mark Wehrle, who also owns property to the east of Mr. Castelli, and they support his efforts on this. He said there is no opposition and they are 100% for it.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Cedric Irby, 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: Z23-0020

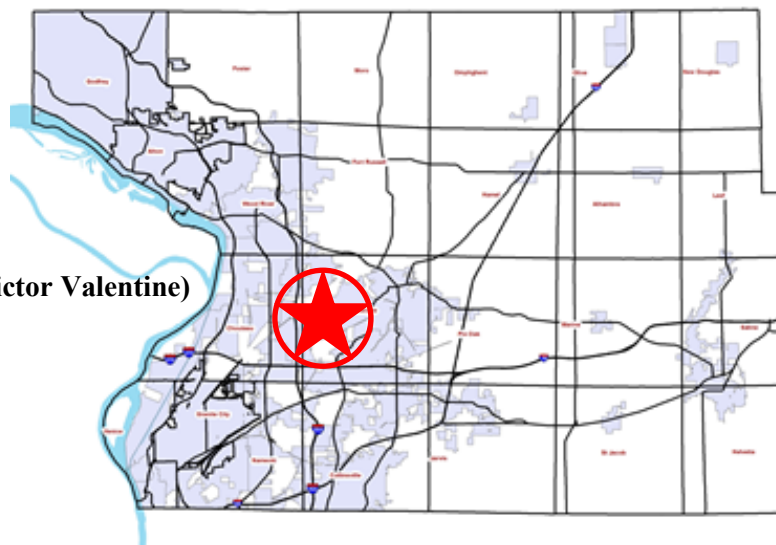
Meeting Date: March 21, 2023

From: Noelle Maxey
Zoning Coordinator

Location: 2866 Idle Acres Lane
Edwardsville, Illinois
County Board District #17 (Victor Valentine)
PIN: 14-1-15-29-03-301-009

Zoning Request: Zoning Map Amendment
Special Use Permit

Description: Rezoning from “R-2” to “A”
SUP for Riding Academy



Proposal Summary

The applicant is James Castelli, owner of record with Amy Castelli. The subject property is currently zoned “R-2” Single-Family Residential District and is located in Edwardsville Township at 2866 Idle Acres Lane, Edwardsville, County Board District #17. The applicant is requesting a zoning map amendment to rezone the 5.08 acre tract of land from “R-2” to “A” Agricultural District. He is also requesting a Special Use Permit as per §93.023, Section D, Item 38 of the Madison County Zoning Ordinance in order to operate a Riding Academy on site. The requests must be reviewed and approved by the Zoning Board of Appeals (ZBA) as per §93.176, Section A, Items 2 and 3 of the Madison County Zoning Ordinance.

Planning & Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Single-Family Dwelling	“R-2” Single-Family Residential
South	Vacant	“R-2” Single-Family Residential
East	Madison County Transit Nature Trail	“R-2” Single-Family Residential
West	Single-Family Dwelling/Row Crops	“A” Agricultural

- *Zoning History* – There have been no other zoning requests on the property in the past, and there are no outstanding violations.

- *Rezoning from “R-2” to “A” & SUP for Riding Academy* – The subject property is approximately 5.08 acres in size and is currently zoned “R-2” Single-Family Residential District. The applicant is requesting a zoning map amendment to rezone the property to “A” Agricultural District and an SUP to operate a Riding Academy on site. Riding academies are not a use in Residential Districts, so the applicant must rezone the property to “A” in order to request the Riding Academy SUP. Per the narrative statement on page 6, the applicant intends to construct a stable on the property and give horseback riding lessons, including jumping horses. The applicant currently has two horses on this property and several more on an adjacent property. Approval of the rezoning would allow one horse per acre for a maximum of 5 horses on the property. 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 15 years, there have been over 100 requests for zoning map amendments, most of which have been approved. There have been no other Special Use Permit requests for a Riding Academy.
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.

Conditions of Approval

1. This Special Use Permit is granted for the sole usage of James and Amy Castelli. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to continue operating a Riding Academy on site.
2. One horse per acre is allowed on site for a maximum of 5 horses.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the Riding Academy will be required.

Standard of Review for Zoning Amendments

Per §93.178, Section (F), Items 2-7 of the Madison County Zoning Ordinance, the Zoning Board of Appeals shall consider the following items when reviewing a Zoning Map Amendment:

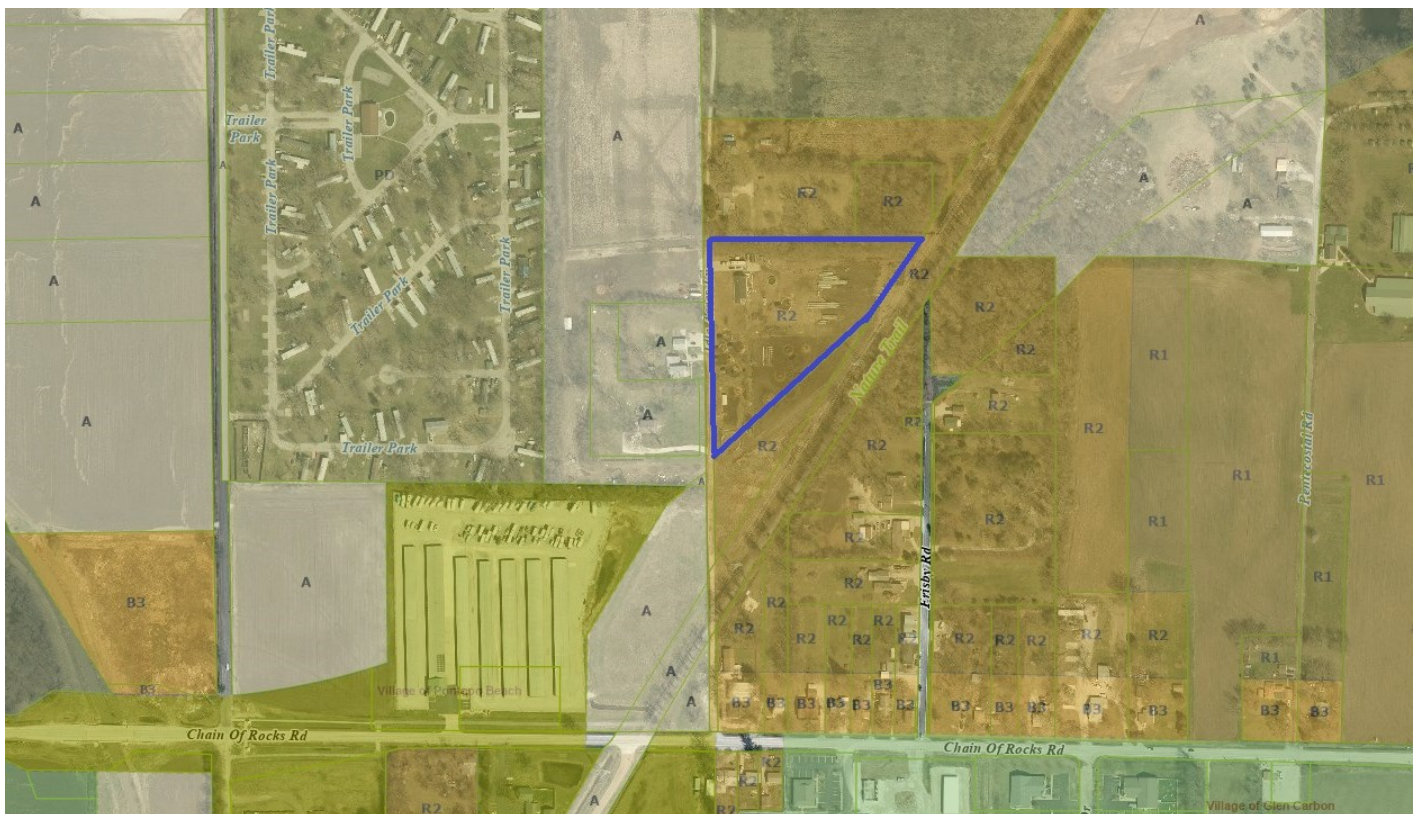
1. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
2. Is the application necessary for the public convenience at that location;
3. In the case of an existing nonconforming use, will a special use permit/map amendment make the use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

Standard of Review for Special Use Permits

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

Aerial Photograph & Zoning Map

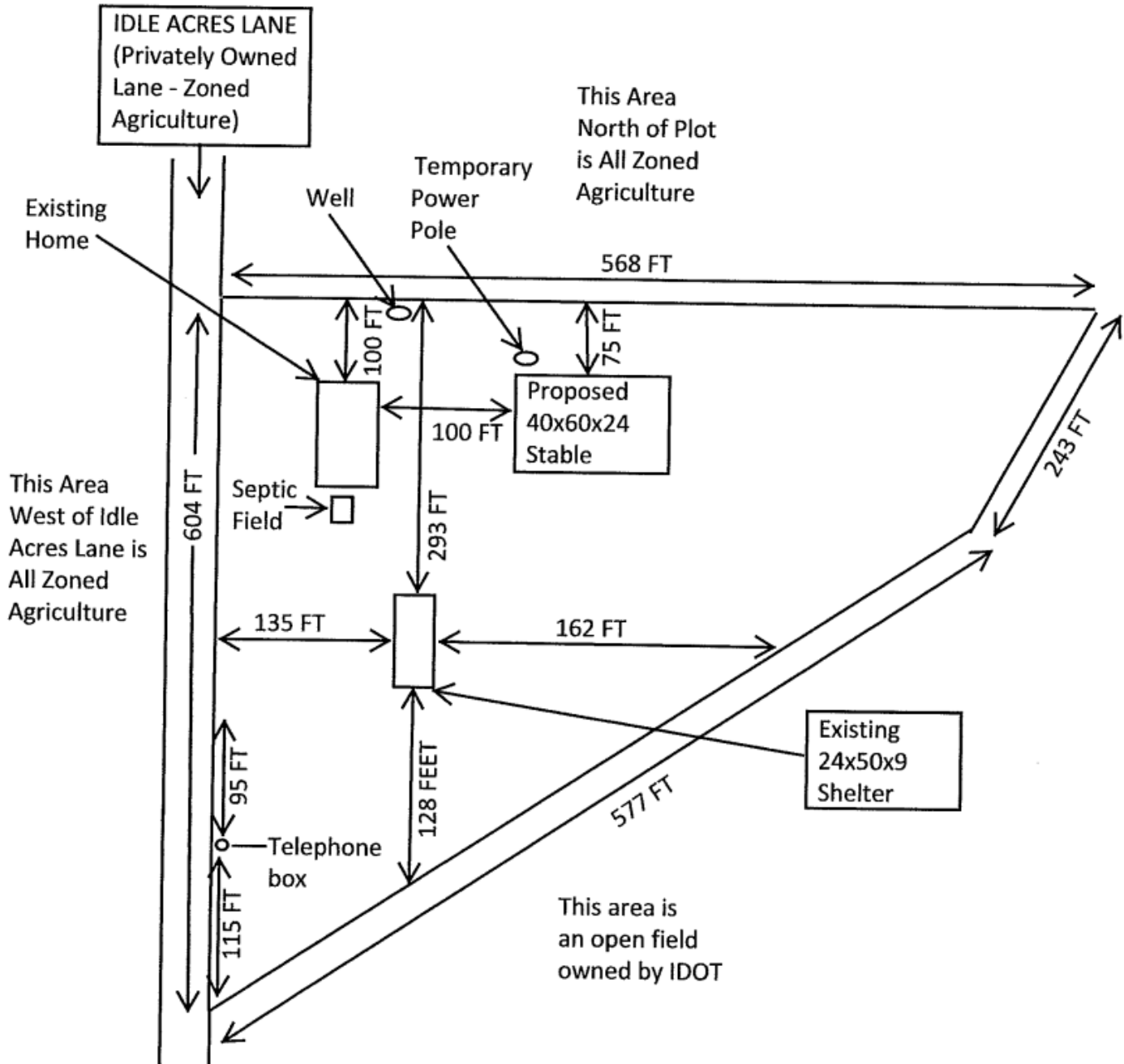


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Site Photographs



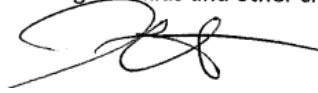
Site Plan



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Narrative Statement

I am requesting a change in zoning along with a Special Use Permit to allow us to operate a riding stable and give horseback riding lessons. To be able to obtain the proper agricultural insurance to operate a riding stable, we would need to be zoned Agriculture. Since our current zoning is residential, we have only been able to obtain single family residential insurance. We were also required to sign a sworn affidavit that we would not use any horses on the premises for public use. Also with the zoning of Agriculture, we would be able to put up a 24 foot tall building versus a building that is only 20 foot tall. The height difference is critical for jumping horses. With the issuance of a Special Use Permit, we can offer limited riding lessons to neighbor kids and other children that our family knows.

 2/24/23

RESOLUTION – Z23-0021

WHEREAS, on the 21st day of March 2023, a public hearing was held to consider the petition of Timothy Smith, owner of record with Inocencia Smith, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance as per §93.100, Section B, Item 2 in order to have 7 chickens instead of the maximum 5 allowed. This is located in an “R-3” Single-Family Residential District in Chouteau Township at 520 English Place, Granite City, Illinois, County Board District #21, PIN# 18-2-14-27-04-405-030; 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 Timothy Smith be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Timothy and Inocencia Smith. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to keep domestic farm animals on the property.
2. A maximum of 5 chickens (hens only) are permitted on site. Roosters are prohibited.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the chickens, run, and coop will be required.

And the variance request be **Denied**.

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.

s/ Mick Madison
Mick Madison, Chairman

s/ Matt King
Matt King

Frank Dickerson
Frank Dickerson

s/ Ryan Kneedler
Ryan Kneedler

s/ Terry Eaker
Terry Eaker

Nick Petrillo
Nick Petrillo

s/ John Janek
John Janek

Bobby Ross
BUILDING & ZONING COMMITTEE
APRIL 4, 2023

Finding of Fact and Recommendations

Hearing Z23-0021

Petition of Timothy Smith, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance as per §93.100, Section B, Item 2 in order to have 7 chickens instead of the maximum 5 allowed. This is located in an “R-3” Single-Family Residential District in Chouteau Township at **520 English Place, Granite City, Illinois**, County Board District #21, PIN# 18-2-14-27-04-405-030

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Cedric Irby, Sharon Sherrill

Members Absent: None

A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of Timothy Smith be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Timothy and Inocencia Smith. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to keep domestic farm animals on the property.
2. A maximum of 7 chickens (hens only) are permitted on site. Roosters are prohibited.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the chickens, run, and coop will be required.

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.** Noelle Maxey, Zoning Coordinator, read aloud the following three letters of opposition from adjacent neighbors that were submitted for the record: (1) “My husband and I have lived at our address for 30+ years, next to the proposed site. We strongly object to application number Z23-0021 by applicant Timothy Smith. Our primary concerns regarding this application relate to: Noise – The use of machinery during construction and daily operation would cause substantial noise, as would farming 5-7 chickens. Odor – The smell that would be produced would be highly offensive for those of us living near the property. Water – The applicant’s property slopes downward and floods the alley and neighboring property during heavy rains. There is a high probability of animal excrement and feed running off into our backyards during torrential rainfalls. Human Health – There would be health risks to the local people, especially to those with allergies. Local Biodiversity – Local biodiversity would be negatively affected by either displacement, habitat destruction or habitat contamination. Neighborhood – A quiet neighborhood with the same residents occupying the adjoining property for 30-50+ years have come to love and enjoy our surroundings. The special use would be detrimental to the essential character of our community. To allow the Smith family (new to the neighborhood) to use chickens as pets and egg layers for their own satisfaction would be an injustice to those who live nearby. On these grounds, we strongly urge you to decline the consent application. We wish to be heard as we are unable to attend the scheduled meeting. Yours sincerely, Stephen and Alice Heidbrink, 525 Fleming Street, Granite City, IL.” (2) This is David and Sandra Grant at 525 English Place in Mitchell. We are very against having a chicken coop across the street from us at 520 English Place due to the smell for the summer, and it’s going to draw more rodents and wild animals to our neighborhood.” (3) I am writing you in concern of the hearing to allow my neighbors at 520 English Place in Granite City, Illinois (Mitchell) to have chickens on their property. We are not in favor of them having the chickens on property due to other neighbor’s concern of noise and mess. We are mostly retired in this neighborhood and we want to keep it clean and quiet. Thank you, JoAnn & Ralph Morris, 521 Fleming Place, Granite City, IL.”; **VI.** Timothy Smith, owner of the

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subject property, said they are new to the neighborhood, but he has lived in Mitchell his whole life. He said his grandfather built the house on the next street over. Mr. Smith said they moved there with the intent to help take care of his parents when they aren't in the best of health. He said his wife used to live on a farm, so she wanted some chickens, and they know there are some families in the area that have chickens, and they knew they needed a permit to have them. He said they wanted to do things the right way and petition to have them so his wife could have chickens like she did back in the day. He said they are willing to do everything in accordance to guidelines. Mr. Smith said he knows there are other people with chickens near them, and the noise hasn't been an issue nor has the smell since he's lived there his whole life. He said they moved uptown into Granite for about 9 years, but other than that he was in Mitchell his whole life and it has never been an issue. Mr. Smith said three houses down from them there was a house with chickens and they never had an issue with smell or sound; **VII.** Mary Goode, ZBA Member, asked if they have children. Mr. Smith said they would like to, but they don't have any yet; **VIII.** Cedric Irby, ZBA Member, asked why they want seven chickens, and why not two. Mr. Smith said lucky number seven. Mrs. Smith said they didn't know how many were allowed, so if they suggest they just have four, that would be fine. Chris Doucleff, Building and Zoning Administrator, said they would be allowed to have five. Mr. Smith said that should be fine. He said they were thinking lucky number seven, so his wife could pick out six and he could pick one for himself. Mrs. Smith said she knows that neighbors worry about the smell, but she knows how to keep it all clean, and they want to keep their neighborhood nice. Mr. Smith said they aren't planning on having it that close to the neighbor behind them, and that they plan on having it moved a little further up. He said he talked to the neighbors across the street, and the neighbor next to them used to have a pony back in the day, and she's ok with it. He said even the neighbor that sent in the letter said they were concerned about the other neighbors, but she said she supports them; **IX.** Thomas Ambrose, ZBA Member, asked Mr. Smith if he has tried to reach out to any of these folks that complained. Mr. Smith said he didn't know who complained, but he had an idea of who might because they are troublemakers in the neighborhood. He said they are quiet people, they don't party, they just go home, cook, eat, watch tv and go to bed. He said they like the quiet, safe atmosphere, and they didn't feel safe in Granite. He said they wanted to move back to be close to his parents and take care of them; **X.** Mr. Irby asked if they are ok with a lesser number of chickens. Mr. Smith said if they don't approve seven and it has to be five, then they are fine with that.

Roll-call vote.

Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Cedric Irby, 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: Z23-0021

Meeting Date: March 21, 2023

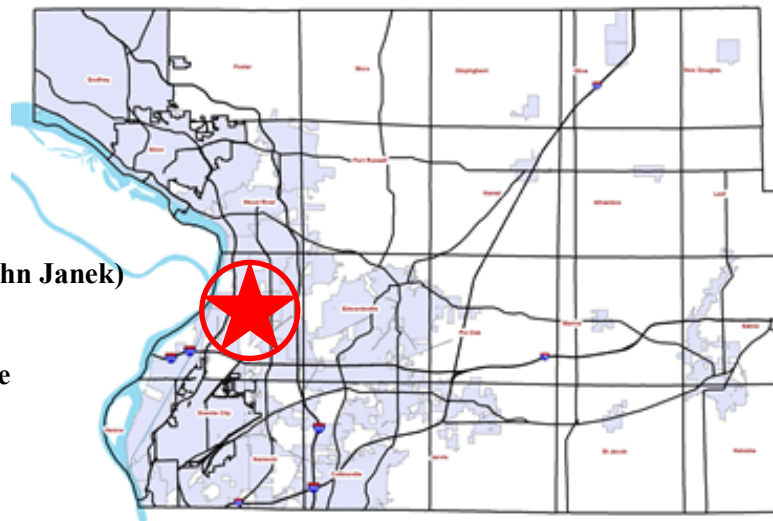
From: Jen Hurley
Zoning Assistant

Location: 520 English Place
Granite City, Illinois
County Board District #21 (John Janek)
PIN: 18-2-14-27-04-405-030

Zoning Request: Special Use Permit & Variance

Description: Chickens (Hens Only)
Variance for Number of Chickens

Attachments: Attachment “A” – Opposition from Adjacent Property Owners



Proposal Summary

The applicant is Timothy Smith, owner of record with Inocencia Smith. The subject property is zoned “R-3” Single-Family Residential District and is located in Chouteau Township at 520 English Place, Granite City, County Board District #21. The applicant is requesting a Special Use Permit (SUP) as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance as per §93.100, Section B, Item 2 in order to have 7 chickens instead of the maximum of 5 allowed. 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 & Zoning Considerations

Direction	Land Use	Zoning
North	Single-Family Dwelling	“R-3” Single-Family Residential
South	Single-Family Dwelling	“R-3” Single-Family Residential
East	Single-Family Dwelling	“R-3” Single-Family Residential
West	Single-Family Dwelling	“R-3” Single-Family Residential

- *Land Use and Zoning of Surrounding Properties*
- *Zoning History* – There have been no other zoning requests on the subject property, and there are no outstanding violations.
- *SUP for Chickens and Variance for Chickens* – The applicant is requesting a Special Use Permit in order to keep chickens on site. He is also requesting a variance to have 7 chickens instead of the maximum of 5 allowed with the Special Use Permit. In the narrative statement on page 7, the applicant states that he is seeking approval to have 7 chickens as pets and states that the eggs will be consumed at their home. He further states that his wife had chickens when she was little and has always wanted to have some again. See page 4 for the site plan and page 5 for site photos.

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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 15 years, there have been 16 requests for keeping chickens in a Residential District, 3 of which were denied, 1 was withdrawn by the applicant, and the other 12 were approved. There is 1 other request for keeping chickens on the agenda for this meeting. There have been 6 variance requests for the number of chickens, of which 3 were approved and 3 were denied.
2. The below Standards of Review for Special Use Permits and Variances 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.

Conditions of Approval

1. This Special Use Permit is granted for the sole usage of Timothy and Inocencia Smith. Any change of tenant or ownership will void the Special Use Permit, and a new Special Use Permit will have to be obtained to keep domestic farm animals on the property.
2. A maximum of 7 chickens (hens only) are permitted on site. Roosters are prohibited.
3. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
4. Failure to comply with the conditions of the Special Use Permit will cause revocation, and immediate removal of the chickens, run, and coop will be required.

Standard of Review for Special Use Permits

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

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.

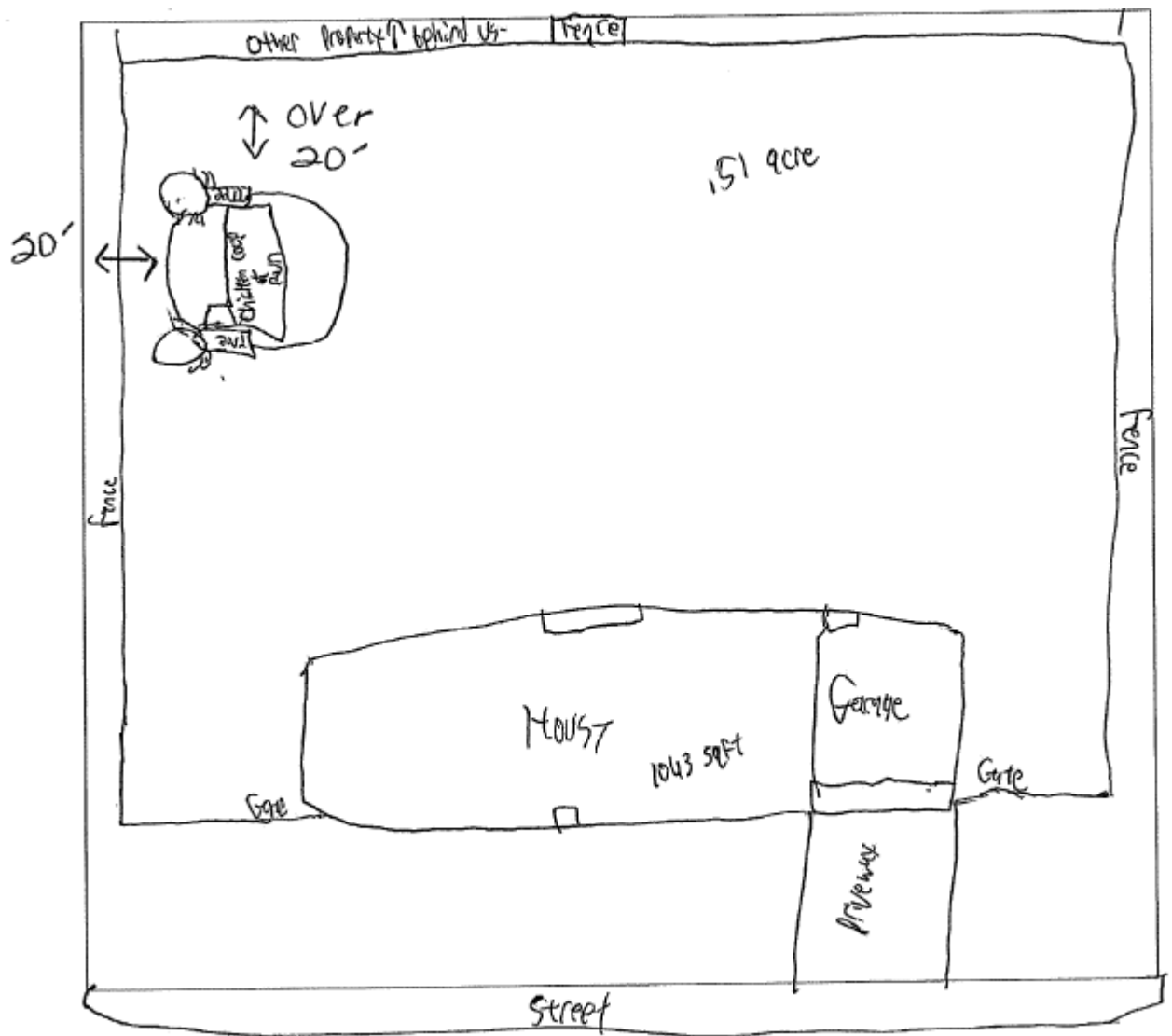
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Aerial Photograph



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

Site Plan



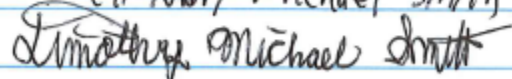
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Site Photographs



Narrative Statement

To Whom it may concern,
I, Timothy Michael Smith, am requesting a permit to have seven chickens on our property at 520 English Pl Granite City, IL 62040 in Mitchell. This is for personal use to have as pets and eggs for us to consume at our home. My wife had chickens when she was little and has always wanted to have some again. Thank you for taking this into consideration, we will be sure to have all the guidelines followed as needed.

Sincerely,
Timothy Michael Smith

02-27-2023

Attachment "A" – Opposition from Adjacent Property Owners

My husband and I have lived at our address for 30+ years, next to the proposed site.

We strongly OBJECT to application number Z23-0021 by applicant Timothy Smith. Our primary concerns regarding this application relate to:

Noise: The use of machinery during construction and daily operation would cause substantial noise, as would farming 5-7 chickens.

Odor: The smell that would be produced would be highly offensive for those of us living near the property.

Water: The Applicants property slopes downward and floods the alley and neighboring property during heavy rains. There is a high probability of animal excrement and feed running off into our backyards during torrential rainfalls.

Human Health: There would be health risks to the local people, especially to those with allergies.

Local Biodiversity: Local biodiversity would be negatively affected by either displacement, habitat destruction or habitat contamination.

Neighborhood: A quiet neighborhood with the same residents occupying the adjoining property for 30-50+ years have come to love and enjoy our surroundings. The special use would be detrimental to the essential character of our community. To allow the Smith family (new to the neighborhood) to use chickens as pets and egg layers for their own satisfaction would be an injustice to those who live nearby.

On these grounds, we strongly urge you to DECLINE the consent application.

We wish to be heard as we are unable to attend the scheduled meeting.

Yours sincerely,

Stephen and Alice Heidbrink
525 Fleming Street
Granite City, IL 62040

This is David and Sandra Grant at 525 English Pl. in Mitchell. We are very against having a chicken coop across the street from us at 5:20 in English Place due to the smell for the summer and it's gonna draw more rodents and wild animals to our neighborhood.

I am writing you in concern of the hearing to allow my neighbors at 520 English Pl in Granite City, IL (Mitchell) to have chickens on their property. We are not in favor of them having the chickens on property due to other neighbor's concern of noise and mess. We are mostly retired in this neighborhood and we want to keep it clean and quiet.

Thank you
JoAnn & Ralph Morris
521 Fleming Pl
Granite City, IL 62040

**RESOLUTION TO RENEW PALO ALTO FIREWALL THREAT PREVENTION
SUBSCRIPTION FOR THE MADISON COUNTY INFORMATION TECHNOLOGY
DEPARTMENT**

WHEREAS, the Madison County Information Technology Department wishes to purchase Palo Alto Firewall Threat Prevention Subscription, Advanced URL Filtering Subscription, WildFire Subscription with Premium Support Renewal, end date: 7/12/2024; and,

WHEREAS, this renewal is available from Speedlink; and,

Speedlink
6240 Champion Row
Bradenton, FL 34210 \$64,961.67

WHEREAS, Speedlink met all specifications at a total contract price of Sixty-four thousand nine hundred sixty-one dollars and sixty-seven cents (\$64,961.67); and,

WHEREAS, it is the recommendation of the Madison County Information Technology Department to purchase said subscriptions and support agreement from Speedlink of Bradenton, FL; and,

WHEREAS, this purchase will be paid from the Information Technology Admin. Funds; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois, that the County Board Chairman Pro Tem be hereby directed and designated to execute said contract with Speedlink of Bradenton, FL for the aforementioned subscriptions and support agreement.

Respectfully submitted by,

s/ Ryan Kneedler
Ryan Kneedler

Bobby Ross

s/ Mick Madison
Mick Madison

s/ Matt King
Matt King

s/ Fred Michael
Fred Michael

s/ Alison Lamothe
Alison Lamothe

Charles Schmidt

s/ Paul Nicolussi
Paul Nicolussi

**CENTRAL SERVICES
APRIL 12, 2023**

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023**

**RESOLUTION TO PURCHASE SIX (6) vSAN READY NODE R750 SERVERS FOR THE
MADISON COUNTY INFORMATION TECHNOLOGY DEPARTMENT**

WHEREAS, the Madison County Information Technology Department wishes to purchase six (6) Dell vSAN Ready Node R750 Servers; and,

WHEREAS, these servers are available from Dell under the MHEC Master Agreement; and,

Dell
One Dell Way
Round Rock, TX 78682 \$411,599.28

WHEREAS, Dell met all specifications at a total contract price of Three hundred forty-one thousand six hundred eighty-six dollars and twenty cents (\$341,686.20); and,

WHEREAS, it is the recommendation of the Madison County Information Technology Department to purchase said servers from Dell of Round Rock TX; and,

WHEREAS, this purchase will be paid from the Information Technology Capital Outlay Funds; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois, that the County Board Chairman Pro Tem be hereby directed and designated to execute said contract with Dell of Round Rock TX for the aforementioned servers.

Respectfully submitted by,

s/ Ryan Kneedler
Ryan Kneedler

Bobby Ross

s/ Mick Madison
Mick Madison

s/ Matt King
Matt King

s/ Fred Michael
Fred Michael

s/ Alison Lamothe
Alison Lamothe

Charles Schmidt

s/ Paul Nicolussi
Paul Nicolussi

**CENTRAL SERVICES
APRIL 12, 2023**

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023**

SUMMARY REPORT OF CLAIMS AND TRANSFERS

March 2023

Mr. Chairman and Members of the County Board:

Submitted herewith is the Claims and Transfers Report for the month of March 2023 requesting approval

	Payroll 03/03/2023, 03/17/2023, 3/31/2023	Claims 03/01-31/23
GENERAL FUND	\$ 4,076,451.73	\$ 814,821.55
SPECIAL REVENUE FUND	1,982,692.01	4,274,337.63 *
SPECIAL REVENUE FUND - ARPA	-	427,121.12
DEBT SERVICE FUND	-	-
CAPITAL PROJECT FUND	-	88,494.50
ENTERPRISE FUND	83,440.03	69,000.14
INTERNAL SERVICE FUND	46,929.00	1,076,364.80
COMPONENT UNIT	-	-
GRAND TOTAL	\$ 6,189,512.77	\$ 6,750,139.74

* The Special Revenue Fund Claims include accelerated payments for IMRF totaling \$27,299.36 and for SLEP totaling \$27,112.42.

FY 2022 EQUITY TRANSFERS

FROM/

Special Revenue Fund/

Health Dept.

Special Revenue Fund/

2022 Adult Redeploy IL Program

Special Revenue Fund/

Com. Dev. Dept. Control Fund

Special Revenue Fund/

Com. Dev. Dept. Control Fund

s/ David W. Michael

David W. Michael
Madison County Auditor
April 19, 2023

TO/

Special Revenue Fund/

2022 Local Health Preparedness

\$ 20,826.47

General Fund/

County Revenue

\$ 0.02

Special Revenue Fund/

2021 IHWAP DOE

\$ 271.70

Special Revenue Fund/

IHWAP 2019 HHS GT

\$ 435.15

s/ Chris Guy

s/ Robert Pollard
s/ Ryan Kneedler
s/ Mike Babcock
s/ Mike Turner
s/ Bob Meyer
s/ Mick Madison
s/ Dalton Gray
s/ John Janek

FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2022 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, subsequent to the adoption of said budget, the County has received a grant in the amount of \$350,000 with the purpose of providing grant monies to support the continuation of COVID-19 vaccination efforts and to help defray the costs associated with the administration of COVID-19, Mpox, influenza and other vaccines within local communities; and,

WHEREAS, the Illinois Department of Public Health has authorized federal funds in the amount of \$350,000, with the County providing no additional match funds; and,

WHEREAS, the agreement provides a grant period of October 1, 2022 through December 31, 2023; the amount not expended in Fiscal Year 2022 will be re-appropriated for the remaining grant period in Fiscal Year 2023 and Fiscal Year 2024;

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 2022 Budget for the County of Madison be increased by \$350,000 in the budget established as the 2023 Health Department COVID-19 Vaccination Grant.

Respectfully submitted,

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2022 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, subsequent to the adoption of said County Budget, it has been determined that there were necessary expenditures that were incurred in the operations of the following departments that were not provided for in the Fiscal Year 2022 Budget; and,

WHEREAS, said expenditures will result in deficit budgets as follows:

Special Revenue Funds:

2022 Local Health Preparedness – Health Dept.	<u>\$ 11,616.00</u>
Total Special Revenue Funds	<u>\$ 11,616.00</u>

WHEREAS, there are sufficient funds available for this immediate emergency appropriation.

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 State Statutes, that these Immediate Emergency Appropriations be hereby adopted whereby the Fiscal Year 2022 Budgets for the County of Madison be increased for the funds and amounts listed above.

Respectfully submitted,

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023

**HOST FEE FUND OBLIGATION AND
IMMEDIATE EMERGENCY APPROPRIATION
MADISON COUNTY, ILLINOIS**

Mr. Chairman and Members of the Madison County Board

Ladies and Gentlemen:

WHEREAS, the citizens of the County of Madison are rightly concerned over the cleanliness of all roadways regardless of jurisdiction in the county; and

WHEREAS, the County of Madison has a special revenue fund entitled the Host Fee fund available to provide for litter cleanup operations with sufficient funds to appropriate for the effort; and

WHEREAS, the Fiscal Year 2023 Budget for the County of Madison has been duly adopted by the County Board and said expenditures were not provided for in the Fiscal Year 2023 Budget and would result in a deficit budget.

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2023 Budget for the County of Madison be increased by Two Hundred Thousand (200,000.00) dollars in the Host Fee Fund Litter Control budget for the express purpose of litter cleanup activities in the county.

All of which is respectfully submitted.

s/ Bobby Ross
Bobby Ross, Chairman

Victor Valentine

s/ Fred Michael
Fred Michael

s/ Mike Turner
Mike Turner

Charles Schmidt

s/ Matt King
Matt King

s/ Jason Palmero
Jason Palmero

s/ Paul Nicolussi
Paul Nicolussi
TRANSPORTATION
APRIL 5, 2023

s/ Mick Madison
Mick Madison, Chairman

s/ Frank Dickerson
Frank Dickerson

s/ Terry Eaker
Terry Eaker

s/ John Janek
John Janek

s/ Matt King
Matt King

s/ Ryan Kneeder
Ryan Kneeder

Nick Petrillo

Bobby Ross
BUILDING & ZONING
APRIL 4, 2023

s/ Chris Guy
Chris Guy, Chairman

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneeder
Ryan Kneeder

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Robert Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek
FINANCE AND
GOVERNMENT OPERATIONS
APRIL 13, 2023

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2023 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, subsequent to the adoption of said County Budget, it has been determined that there are expenditures that will be incurred for the Sheriff & Jail operations related to the transition to new employee uniforms; and

WHEREAS, said expenditures were not fully provided for in the Fiscal Year 2023 Sheriff and Jail budgets and will result in a deficit budget as follows:

Sheriff – Capital Outlay	<u>\$100,000.00</u>
Total	<u>\$100,000.00</u>

WHEREAS, there are sufficient funds available in the General Fund for this immediate emergency appropriation;

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 State Statutes, that these Immediate Emergency Appropriations be hereby adopted whereby the Fiscal Year 2023 Budget for the County of Madison be increased by \$100,000 in the General Fund budget established as the Sheriff - Capital Outlay budget.

Respectfully submitted,

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023

IMMEDIATE EMERGENCY APPROPRIATION

WHEREAS, the Fiscal Year 2023 Budget for the County of Madison has been duly adopted by the County Board; and,

WHEREAS, subsequent to the adoption of said County Budget, it has been determined that there are expenditures that will be incurred for the Coroner for a new vehicle purchase; and

WHEREAS, said expenditures were not fully provided for in the Fiscal Year 2023 Coroner Fee Fund budget and will result in a deficit budget as follows:

Coroner Fee Fund	<u>\$49,000.00</u>
Total	<u>\$49,000.00</u>

WHEREAS, there are sufficient funds available in the Coroner Fee Fund for this immediate emergency appropriation;

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 State Statutes, that these Immediate Emergency Appropriations be hereby adopted whereby the Fiscal Year 2023 Budget for the County of Madison be increased by \$49,000 in the budget established as the Coroner Fee Fund budget.

Respectfully submitted,

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023

**RESOLUTION TO CONTRACT ANNUAL AVID LIFE CYCLE SERVICE RENEWAL FOR
THE MADISON COUNTY RECORDER OFFICE**

WHEREAS, the Madison County Recorder Office wishes contract for Avid Life Cycle Service Renewal (2/2023 -1/2024); and,

WHEREAS, this Avid Life Cycle Service Renewal is available from; and,

Fidlar Technologies
350 Research Parkway
Davenport, IA 52806 \$69,670.00

WHEREAS, Fidlar Technologies met all specifications at a total of contract price Sixty-nine thousand six hundred seventy dollars (\$69,670.00); and,

WHEREAS, it is the recommendation of the Madison County Recorder Office to contract for said Avid Life Cycle Service Renewal with Fidlar Technologies of Davenport, IA; and,

WHEREAS, this contract will be paid from FY 2023 Recorder Office Automation funds; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois, that the County Board Chairman Pro Tem be hereby directed and designated to execute said contract with Fidlar Technologies of Davenport, IA for the aforementioned Avid Life Cycle Service Renewal.

Respectfully submitted by,

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023**

[Agenda Top](#)

STATE OF ILLINOIS)
)
COUNTY OF MADISON) MADISON COUNTY BOARD
 SS.
 April 19, 2023

RESOLUTION

WHEREAS, 55 ILCS 5/3-5018 allows the County Recorder to collect fees to Record documents in their office by the establishment of a Predictable Fee Schedule.

WHEREAS, 55 ILCS 5/13-5018 also states that \$10.00 of the collected recording fee involving real estate transactions must be contributed to the State of Illinois for the RENTAL HOUSING SUPPORT PROGRAM.

WHEREAS, on September, 2019, the Madison County Board resolved that the fee to record a document pertaining to Land Record be set as \$60.00 (\$10.00 to Recorder's Automation Fund, \$19.00 to Recorder's General Fund, \$21.00 to GIS, \$10.00 to RHSP of which \$.50 goes to Recorder's Automation Fund for RHSP and \$.50 goes to County's General Fund for RHSP).

WHEREAS, Public Act 102-1135, passed by Illinois General Assembly and signed into law by the Governor of the State of Illinois, J.B. Pritzker, amends the Counties Code and increases the fee for Rental Housing Support to \$20.00. Also, \$1.00 to Recorder's Automation Fund for RHSP and \$1.00 to County's General Fund for RHSP. Effective July 1, 2023.

NOW, THEREFORE, BE IT RESOLVED, by the Madison County Board that on July 1, 2023, the new fee to record a Land Record in the Madison County Recorder's Office will be \$70.00. (\$10 to Recorder's Automation Fund, \$19.00 to Recorder's General Fund, \$21.00 to GIS, \$20.00 to RHSP of which \$1.00 goes to Recorder's Automation Fund for RHSP and \$1.00 goes to County's General Fund for RHSP).

ADOPTED this 19th day of April, 2023

Kurt Prenzler
Madison County Board Chairman

ATTEST:

Linda A. Andreas
Madison County Clerk and Recorder

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023**

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 Finance and Government Operations 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 19th day of April, 2023.

ATTEST:

County Clerk

Submitted by,

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

County Board Chairman

s/ Robert Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023**

RES#	Account	Type	Account Name	Parcel#	Total Collected	County Clerk	Auctioneer	Recorder/ Sec of State	Agent	Misc/ Overpmt	Treasurer
04-23-001	1222373	SAL	RICHARD CARTER	22-2-20-18-19-403-026.	810.00	0.00	0.00	60.00	450.00	0.00	300.00
04-23-002	1222494	SAL	LUKE WHEELS ELDER	23-2-07-11-09-101-009.	810.00	0.00	0.00	60.00	450.00	0.00	300.00
Totals					\$1,620.00	\$0.00	\$0.00	\$120.00	\$900.00	\$0.00	\$600.00

Clerk Fees	\$0.00
Recorder/Sec of State Fees	\$120.00
Total to County	\$720.00

Committee Members

PROCLAMATION FOR FAIR HOUSING MONTH

WHEREAS, April, 2023 marks the Fifty-Fifth anniversary of Title VIII of the Civil Rights Act of 1968, also known as the Federal Fair Housing Act, which affirmed the right of every citizen to obtain housing of their choice regardless of race, color, religion, or national origin; and

WHEREAS, amendments were made to the Fair Housing Act in 1974 to extend the Act to cover discrimination based on sex, and in 1988 to add disability and familial status;

WHEREAS, in 2006, the State of Illinois, through Public Act 093-1078, added ancestry, age, marital status, physical or mental handicap, military status, sexual orientation, or unfavorable discharge from military service to the protected classes listed under the Federal Fair Housing Act;

WHEREAS, these laws prohibit discrimination and harassment in all aspects of housing including sales and rentals, evictions, terms and conditions, mortgage loans and insurance, land use and zoning; and

WHEREAS, Federal Law also requires housing providers to make reasonable accommodations in rules, practices, and physical structure of a premises to permit persons with disabilities to use and enjoy a dwelling; and

WHEREAS, despite existing state and federal legislation, discrimination in housing remains a problem necessitating enforcement and education throughout our community; and

WHEREAS, Madison County has and will in the future, continue to support equal opportunity in housing for all residents in Madison County and work with local governments in order to remove all barriers to the achievement of these goals;

NOW, THEREFORE, BE IT RESOLVED Madison County does hereby proclaim April as Fair Housing Month and encourages its citizens and organizations to celebrate diversity and value the harmonious communities of neighbors to support the goal of equal housing opportunities for all people.

All of which is respectfully submitted,

s/ Denise Wiehardt

Denise Wiehardt, Chair

Bill Stoutenborough

s/ Valerie Doucleff

Valerie Doucleff

Victor Valentine

s/ Stacey Pace

Stacey Pace

s/ Frank Dickerson

Frank Dickerson

GRANTS COMMITTEE

APRIL 4, 2023

s/ Shawndell Williams

Shawndell Williams

A RESOLUTION AUTHORIZING THE 2023 PARK & RECREATION GRANTS

WHEREAS; the Park and Recreation Grant commission has been created by the Madison County Board to implement local Park and Recreation Grants under the Illinois Metro-East Park and Recreation District Act; and,

WHEREAS; the Madison County Board has budgeted Park and Recreation sales tax funds for the FY 2023 Park Enhancement Program (PEP) Grant; and,

WHEREAS; applications for grants have been received from interested municipalities and park districts, and have been reviewed by the Park & Recreation Grant Commission; and,

WHEREAS; the Park & Recreation Grant Commission recommends that the following grants are awarded.

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison, Illinois that it hereby authorizes grants to be made from the Park & Recreation Grant budget to the recipients listed below for park and recreation purposes.

<u>District</u>	<u>Per Capita \$</u>	<u>District</u>	<u>Per Capita \$</u>
Alhambra Township	15,000	Livingston	15,000
Alton	126,275	Madison	15,000
Bethalto	46,395	Marine	15,000
Chouteau Township	26,295	Maryville	41,325
Collinsville City	108,415	Nameoki Township	15,000
Collinsville Township	28,440	New Douglas Township	15,000
East Alton	29,150	New Douglas Village	15,000
Edwardsville	133,850	Roxana Park District	15,000
Edwardsville Township	15,000	South Roxana	15,000
Foster Township	15,000	St. Jacob Park District	15,000
Glen Carbon	69,385	Tri-Township Park District	88,895
Godfrey	89,035	Williamson	15,000
Granite City Park District	138,395	Wood River City	52,320
Hamel	15,000	Wood River Township	25,645
Hartford	15,000	Worden	15,000
Highland	49,945	Venice Park District	15,000
Total			<u><u>1,308,765</u></u>

[Agenda Top](#)

s/ Denise Wichardt

Denise Wichardt, Chair

s/ Valerie Doucleff

Valerie Doucleff

s/ Stacey Pace

Stacey Pace

s/ Shawndell Williams

Shawndell Williams

Bill Stoutenborough

Victor Valentine

s/ Frank Dickerson

Frank Dickerson

GRANTS COMMITTEE

APRIL 4, 2023

s/ Dalton Gray

Dalton Gray, Chair

s/ Mark Rosen

Mark Rosen

Victor Valentine, Jr.

s/ Rob Hasse

Rob Hasse

s/ Tom McRae

Thomas McRae

PEP COMMISSION

MARCH 28, 2023

**A RESOLUTION AUTHORIZING A PARK & RECREATION LOAN TO
WOOD RIVER TOWNSHIP**

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, Wood River Township has submitted an application for a \$51,290.00 PEP Loan to convert a basketball court into three (3) new pickle ball courts at Kutter Park for a term of two years and at three percent interest; 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 \$51,290.00 to Wood River Township contingent upon: (1) the Township complying with all applicable federal, state and local regulations; (2) the Township demonstrating that it has adequate funding to complete its park project; (3) Madison County, the Township and any other funding sources negotiating mutually satisfactory security agreements for the park loan; and (4) the Township 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 one year term at three percent interest to assist in funding Wood River Township's park project.

Respectfully submitted,

s/ Denise Wichardt
Denise Wichardt, Chair

s/ Valerie Doucleff
Valerie Doucleff

s/ Stacey Pace
Stacey Pace

s/ Shawndell Williams
Shawndell Williams

Bill Stoutenborough

Victor Valentine

s/ Frank Dickerson
Frank Dickerson

**GRANTS COMMITTEE
APRIL 4, 2023**

s/ Dalton Gray
Dalton Gray, Chair

s/ Mark Rosen
Mark Rosen

Victor Valentine, Jr.

s/ Rob Hasse
Rob Hasse

s/ Tom McRae
Thomas McRae

**PEP COMMISSION
MARCH 28, 2023**

**A RESOLUTION AUTHORIZING A PARK & RECREATION LOAN TO
VILLAGE OF EAST 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, Village of East Alton has submitted an application for a \$90,000.00 PEP Loan to restore three ballfields at Van Preter Park for a term of five years at three percent interest; 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 \$90,000.00 to Village of East Alton contingent upon: (1) the Village complying with all applicable federal, state and local regulations; (2) the Village demonstrating that it has adequate funding to complete its park project; (3) Madison County, the Village and any other funding sources negotiating mutually satisfactory security agreements for the park loan; and (4) the Village 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 one year term at three percent interest to assist in funding Village of East Alton's park project.

Respectfully Submitted,

s/ Denise Wiehardt
Denise Wiehardt, Chair

s/ Dalton Gray
Dalton Gray, Chair

s/ Valerie Doucleff
Valerie Doucleff

s/ Mark Rosen
Mark Rosen

s/ Stacey Pace
Stacey Pace

Victor Valentine, Jr.

s/ Shawndell Williams
Shawndell Williams

s/ Rob Hasse
Rob Hasse

Bill Stoutenborough

s/ Tom McRae
Thomas McRae

Victor Valentine

**PEP COMMISSION
MARCH 28, 2023**

s/ Frank Dickerson
Frank Dickerson
**GRANTS COMMITTEE
APRIL 4, 2023**

**RESOLUTION AUTHORIZING APPROVAL OF A FOUR YEAR CONTRACT FOR A
CONTRACTOR TO PROVIDE TECHNICAL ASSISTANCE AND CAPACITY BUILDING
SERVICES FOR THE REGISTERED APPRENTICESHIP PROGRAM FOR THE
MADISON COUNTY EMPLOYMENT AND TRAINING DEPARTMENT**

WHEREAS, The Madison County Employment and Training Department wishes to enter into a four year contract for technical assistance and capacity-building to Registered Apprenticeship Program sponsors of the development and implementation of the competency-based and hybrid registered apprenticeship program; and,

WHEREAS, BioSTL is a US Department of Labor approved contractor for this grant based program; and,

BioSTL..... \$600,382.76
4340 Duncan Avenue
St. Louis, MO 63110

WHEREAS, it is the recommendation of the Employment & Training Department to contract with BioSTL for the aforementioned services; and,

WHEREAS, these services will be paid quarterly, as expenses incur, using US Department of Labor Apprenticeship Building America Grant funds.

NOW THEREFORE, BE IT RESOLVED by the County Board of Madison County that the Madison County Employment and Training Department is hereby authorized to negotiate and execute a contract with BioSTL of St. Louis, MO.

Respectfully Submitted,

s/ Denise Wichardt
Denise Wichardt, Chair

s/ Valerie Doucleff
Valerie Doucleff

s/ Stacey Pace
Stacey Pace

s/ Shawndell Williams
Shawndell Williams

Bill Stoutenborough

Victor Valentine

s/ Frank Dickerson
Frank Dickerson

**GRANTS COMMITTEE
APRIL 4, 2023**

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023**

**RESOLUTION AUTHORIZING APPROVAL OF A FOUR YEAR CONTRACT FOR A
CONTRACTOR TO PROVIDE TECHNICAL ASSISTANCE AND CAPACITY BUILDING
SERVICES FOR THE REGISTERED APPRENTICESHIP PROGRAM FOR THE
MADISON COUNTY EMPLOYMENT AND TRAINING DEPARTMENT**

WHEREAS, The Madison County Employment and Training Department wishes to enter into a four year contract for technical assistance and capacity-building to Registered Apprenticeship Program sponsors of the development and implementation of the competency-based and hybrid registered apprenticeship program; and,

WHEREAS, Fueling Growth Group LLC is the sole source US Department of Labor approved contractor for this grant based program; and,

Fueling Growth Group LLC \$581,200.00
410 Mulberry Lane
O'Fallon, IL 62269

WHEREAS, it is the recommendation of the Employment & Training Department to contract with Fueling Growth Group for the aforementioned services ; and,

WHEREAS, these services will be paid using US Department of Labor Apprenticeship Building America Grant funds.

NOW THEREFORE, BE IT RESOLVED by the County Board of Madison County that the Madison County Employment and Training Department is hereby authorized to negotiate and execute a contract with Fueling Growth Group of O'Fallon, IL.

Respectfully Submitted,

s/ Denise Wichardt
Denise Wichardt, Chair

s/ Valerie Doucleff
Valerie Doucleff

s/ Stacey Pace
Stacey Pace

s/ Shawndell Williams
Shawndell Williams

Bill Stoutenborough

Victor Valentine

s/ Frank Dickerson
Frank Dickerson

**GRANTS COMMITTEE
APRIL 4, 2023**

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023**

**A RESOLUTION AUTHORIZING A TECHNICAL ASSISTANCE CONTRACT WITH THE
NATIONAL DEVELOPMENT COUNCIL**

WHEREAS, Madison County has funds available from the Madison County Community Development department to award a contract for technical assistance to the National Development Council for the successful development of federal, state or locally funded programs or projects; and

WHEREAS, the National Development Council is qualified to perform a special service for Madison County Community Development and meets all specified requirements for the technical assistance firm; and

WHEREAS, the National Development Council will provide technical assistance to the department to develop affordable housing, community and economic development projects at a cost of \$30,000 for a period up to six (6) months; and

WHEREAS, the contract will be with Madison County Community Development for a six month period starting March 1, 2023 and completing August 31, 2023.

BE IT FURTHER RESOLVED that the Madison County Community Development Administrator be authorized to sign the contract and other documents as appropriate pertaining to the above.

NOW, THEREFORE, BE IT RESOLVED that the County Board hereby directs and designates the Community Development Department to act as the County's authorized representative in connection with Madison County to execute a contract with the National Development Council for technical assistance to the Community Development department of Madison County.

All of which is respectfully submitted by,

s/ Denise Wiehardt
Denise Wiehardt, Chair

s/ Valerie Doucleff
Valerie Doucleff

s/ Stacey Pace
Stacey Pace

s/ Shawndell Williams
Shawndell Williams

s/ Bill Stoutenborough
Bill Stoutenborough

Victor Valentine

s/ Frank Dickerson
Frank Dickerson

**GRANTS COMMITTEE
MARCH 7, 2023**

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023**

A RESOLUTION AUTHORIZING THE SUBMISSION OF THE 2024 WEATHERIZATION GRANT PROGRAM APPLICATION FOR THE COUNTY OF MADISON, ILLINOIS

WHEREAS, the Madison County Community Development Department is the local administering agency for the Illinois Home Weatherization Assistance Program (IHWAP); and

WHEREAS, it is necessary to submit to the Illinois Department of Commerce and Economic Opportunity a grant application detailing the projected use of the 2024 Illinois Home Weatherization Assistance Program Grant funds;

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County, Illinois, hereby authorize Madison County Community Development to oversee the 2024 Illinois Home Weatherization grant totaling \$943,299.00 (DOE \$332,457.00; HHS \$407,880.00 and State \$202,962.00) for the County of Madison, Illinois, to the Illinois Department of Commerce and Economic Opportunity; and

BE IT FURTHER RESOLVED that the County Board hereby directs and designates the Community Development Department to act as the County's authorized representative in connection with the 2024 Illinois Home Weatherization Assistance Program and to provide such additional information to the Illinois Department of Commerce and Economic Opportunity as may be required.

All of which is respectfully submitted,

s/ Denise Wiehardt
Denise Wiehardt, Chair

s/ Valerie Doucleff
Valerie Doucleff

s/ Stacey Pace
Stacey Pace

s/ Shawndell Williams
Shawndell Williams

Bill Stoutenborough

Victor Valentine

s/ Frank Dickerson
Frank Dickerson

GRANTS COMMITTEE
APRIL 4, 2023

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023

**RESOLUTION TO AUTHORIZE PAYMENT FOR ELECTRONIC MONITORING OF
INDIVIDUALS WITHOUT COURT DISPOSITION**

WHEREAS, Securus Technologies / Satellite Tracking of People LLC provides 24/7 electronic monitoring via GPS ankle bracelets for pretrial individuals without court dispositions; and,

WHEREAS, this service reduces the number of Jail inmates during the COVID-19 epidemic; and,

WHEREAS, this monthly expense is based on the number of individuals being monitored; and,

Securus Technologies / Satellite Tracking of People LLC
P.O. Box 639098
Cincinnati, OH 45236 Not to exceed \$40,000.00

WHEREAS, the cost of this service will be paid using FY 2023 Probation – Pre Trial Budget; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County, Illinois, the County Board Chairman Pro Tem be directed and designated to execute said services with Securus Technologies / Satellite Tracking of People LLC to provide the aforementioned electronic monitoring services.

Respectfully submitted,

s/ Mike Babcock
Mike Babcock

s/ Chris Guy
Chris Guy

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Michael Holliday, Sr.
Michael Holliday, Sr.

s/ Ryan Kneedler
Ryan Kneedler

s/ Terry Eaker
Terry Eaker

s/ Mike Babcock
Mike Babcock

s/ Nick Petrillo
Nick Petrillo

s/ Mike Turner
Mike Turner

s/ Robert Pollard
Robert Pollard

s/ Bob Meyer
Robert Meyer

s/ Frank Dickerson
Frank Dickerson

s/ Mick Madison
Mick Madison

**JUDICIARY COMMITTEE
APRIL 6, 2023**

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023**

**RESOLUTION TO RENEW ANNUAL CODE RED WARNING SERVICES AGREEMENT FOR
THE MADISON COUNTY EMERGENCY MANAGEMENT AGENCY**

WHEREAS, the Madison County Emergency Management Agency wishes to renew the Code Red Standard Renewal, Weather Warning Service, IPAWS Integration and Premium Data Services Agreement; (May 17, 2023 – May 16, 2024) and,

WHEREAS, this Code Red Services agreement renewal is available for purchase from the Onsolve, LLC; and

Onsolve, LLC..... \$60,750.00
780 West Granada Blvd.
Ormond Beach, FL 32714

WHEREAS, Onsolve, LLC has met all specifications at a total contract price of Sixty thousand seven hundred fifty dollars (\$60,750.00); and,

WHEREAS, the total cost of this expenditure will be paid from the FY 2023 Emergency Management Administrative funds;

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois, that the County Board Chairman Pro Tem be hereby directed and designated to execute said contract with Onsolve, LLC of Ormond Beach, FL for the aforementioned Code Red Warning Services Agreement.

Respectfully submitted,

s/ Terry Eaker
Terry Eaker

s/ Stacey Pace
Stacey Pace

s/ Bob Meyer
Robert Meyer

s/ Bill Stoutenborough
Bill Stoutenborough

s/ Alison Lamothe
Alison Lamothe

s/ John Janek
John Janek

Charles Schmidt

Valerie Doucleff
PUBLIC SAFETY
~~**APRIL 6, 2023**~~
APRIL 13, 2023

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek
FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023

**RESOLUTION TO PURCHASE ONE (1) 2019 DODGE CHARGER SEDAN AND
ONE (1) FORD POLICE INTERCEPTOR UTILITY VEHICLE FOR THE
MADISON COUNTY SHERIFF'S OFFICE**

WHEREAS, the Madison County Sheriff's Office wishes to purchase one (1) 2019 Dodge Charger Sedan and one (1) 2020 Ford Police Interceptor Utility Vehicle; and,

WHEREAS, these vehicles are available for purchase from the Missouri State Highway Patrol; and,

Missouri State Highway Patrol
Fleet & Facilities Division
1510 E. Elm
Jefferson City, MO 65102..... \$50,700.00

CONTRACT TOTAL \$50,700.00

WHEREAS, it is the recommendation of the Sheriff's Office for purchase of said vehicles from the Missouri State Highway Patrol; and,

WHEREAS, the total price for these vehicles will be Fifty thousand seven hundred dollars (\$50,700.00); and,

WHEREAS, this project will be paid for with Safety & Risk Tort Funds (\$49,795.13) and FY 2023 Sheriff Capital Outlay Funds (\$904.87).

NOW, THEREFORE BE IT RESOLVED by the County Board of the County of Madison Illinois, that the County Board Chairman Pro Tem be hereby directed and designated to execute said contract with the Missouri State Highway Patrol for the aforementioned vehicles.

Respectfully submitted,

s/ Terry Eaker
Terry Eaker

s/ Stacey Pace
Stacey Pace

s/ Bob Meyer
Robert Meyer

s/ Bill Stoutenborough
Bill Stoutenborough

s/ Alison Lamothe
Alison Lamothe

s/ John Janek
John Janek

Charles Schmidt

Valerie Doucleff

PUBLIC SAFETY

~~APRIL 6, 2023~~

APRIL 13, 2023

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Ryan Kneedler
Ryan Kneedler

s/ Mike Babcock
Mike Babcock

s/ Mike Turner
Mike Turner

s/ Bob Meyer
Robert Meyer

s/ Mick Madison
Mick Madison

s/ Dalton Gray
Dalton Gray

s/ John Janek
John Janek

**FINANCE AND GOVERNMENT OPERATIONS
APRIL 13, 2023**

**AGREEMENT/FUNDING RESOLUTION
RIGGIN ROAD RECONSTRUCTION
TIP # 7261L-26
CITY OF TROY, MADISON COUNTY, ILLINOIS**

Mr. Chairman and Members of the Madison County Board

Ladies and Gentlemen:

WHEREAS, the State of Illinois Department of Transportation, the County of Madison and the City of Troy, in order to facilitate the free flow of traffic and insure safety to the motoring public, are desirous to reconstruct Riggins Road from Bouse Road heading South for a distance of 850 feet to an previously improved section. The project will consist of oil and chip pavement removal, new concrete pavement, concrete curb and gutter, storm sewer improvements and concrete sidewalk and pavement markings, and other work necessary to complete the project in accordance with approved plans; and

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

WHEREAS, Federal funds are available for participation in the cost of the project.

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County that there is hereby appropriated a sum of One Hundred Fifty Eight Thousand and Fifty (\$158,050.00) dollars from the County Matching Tax Fund to finance the County's share of this project.

BE IT FURTHER RESOLVED by the County Board of Madison County and its' Chairman Pro Tem that the County of Madison hereby approves the plans and specifications for the above-mentioned project.

BE IT FURTHER RESOLVED that the County Clerk of Madison County be directed to transmit a certified copy of this Resolution to the City of Troy, at 116 East Market Street, Troy, Illinois 62294.

All of which is respectfully submitted.

s/ Bobby Ross
Bobby Ross

Charles Schmidt

Victor Valentine

s/ Matt King
Matt King

s/ Fred Michael
Fred Michael

s/ Jason Palmero
Jason Palmero

s/ Mike Turner
Mike Turner

s/ Paul Nicolussi
Paul Nicolussi

TRANSPORTATION COMMITTEE

**SUPPLEMENTAL AGREEMENT/FUNDING RESOLUTION
SILVER CREEK ROAD OVER TRIBUTARY TO SILVER CREEK
SECTION 16-18113-00-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 Silver Creek Road (TR 101) over a Tributary to Silver Creek, project consists of tree removal, earthwork, removal & replacement of the existing structure, riprap, guardrail, aggregate surface course, seeding 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 August 21, 2019 appropriated the sum of One Hundred Sixty Thousand (\$160,000.00) dollars from the County Matching Fund; and

WHEREAS, the County of Madison has sufficient funds to appropriate for this project; and

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County that the Chairman Pro Tem of the County Board be and he is hereby authorized to enter into a joint agreement with the State of Illinois Department of Transportation towards the funding of the above-mentioned project.

BE IT FURTHER RESOLVED by the County Board of Madison County that there is hereby appropriated the sum of One Hundred Forty Thousand (\$140,000.00) dollars from the County Matching Tax Fund and furthermore agrees to pass a supplemental resolution if necessary to appropriate additional funds for the County's share of the project.

BE IT FURTHER RESOLVED by the County Board of Madison County and its' Chairman Pro Tem that the County of Madison hereby approves the plans and specifications for the above-mentioned 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.

s/ Bobby Ross
Bobby Ross

Victor Valentine

s/ Fred Michael
Fred Michael

s/ Mike Turner
Mike Turner

Charles Schmidt

s/ Matt King
Matt King

s/ Jason Palmero
Jason Palmero

s/ Paul Nicolussi
Paul Nicolussi

TRANSPORTATION COMMITTEE

**REPORT OF BIDS
2023 M.F.T. COUNTY BITUMINOUS MATERIALS
SECTION 23-00000-03-GM
MADISON COUNTY, ILLINOIS**

Mr. Chairman and Members of the Madison County Board

Ladies and Gentlemen:

WE, your Transportation Committee to whom was referred the advertisement for bids for furnishing 1,525 tons of bituminous materials required for Motor Fuel Tax and County Highway Maintenance work during the year 2023, beg leave to report that your Committee advertised for said material at 10:30 a.m., Tuesday, March 28, 2023, at the Office of the County Engineer at 7037 Marine Road, Edwardsville, Illinois at which time the following bids were received:

Group #1)	Bituminous Material, CRS-2P (Furnished at Job Site)	
	Piasa Road Oil, LLC, Alton, IL	\$627.25/ton*
	Illini Road Oil, LLC, Moro, IL	\$633.73/ton
	Illiana Construction Co., Urbana, IL	\$642.60/ton
	Don Anderson Company, Inc., Hoffman, IL	\$692.29/ton
	Emulsicoat Inc., Urbana, IL	\$696.25/ton
Group #2)	Bituminous Material, HFRS-2P (Furnished at Job Site)	
	Piasa Road Oil, LLC, Alton, IL	\$605.65/ton*
	Illini Road Oil, LLC, Moro, IL	\$612.04/ton
	Illiana Construction Co., Urbana, IL	\$621.18/ton
	Emulsicoat Inc., Urbana, IL	\$660.00/ton
	Don Anderson Company, Inc., Hoffman, IL	\$671.47/ton

Your Committee recommends the following:

Group #1 no award.

Group #2 be awarded to Piasa Road Oil, LLC, Alton, IL their bid price being the lowest received for this group.

Your Committee recommends that a formal acceptance of the proposal shall be issued for these items subject to the approval of the Illinois Department of Transportation.

All of which is respectfully submitted.

s/ Bobby Ross
Bobby Ross

Victor Valentine

s/ Fred Michael
Fred Michael

s/ Mike Turner
Mike Turner

Charles Schmidt

s/ Matt King
Matt King

s/ Jason Palmero
Jason Palmero

s/ Paul Nicolussi
Paul Nicolussi

TRANSPORTATION COMMITTEE

**REPORT OF BIDS
2023 M.F.T. ROAD DISTRICTS BITUMINOUS MATERIALS
SECTION 23-(01-24)000-02-GM
MADISON COUNTY, ILLINOIS**

Mr. Chairman and Members of the Madison County Board

Ladies and Gentlemen:

WE, your Transportation Committee, to whom was referred the advertisement for bids for the spreading of bituminous materials under the Motor Fuel Tax Law for various Road Districts in Madison County, beg leave to report that your Committee advertised for bids for said materials on Tuesday, March 28, 2023, at 10:30 a.m., at the Office of the County Engineer, 7037 Marine Road, Edwardsville, Illinois, at which time the following bids were received.

WHEREAS, Illiana Construction Company, Urbana, IL was the low bidder on groups #11, 17, 18, 21, and 24, and the respective Highway Commissioners concur with the unit prices, your Committee recommends that these group's contracts be awarded to Illiana Construction Company, their bid prices being the lowest received for these groups.

WHEREAS, Illini Road Oil LLC, Moro, IL was the low bidder on groups #2, 6, 8, 9, 10, 12, 13, 14, 15, 16, 19, and 23, and the respective Highway Commissioners concur with the unit prices, your Committee recommends that these group's contracts be awarded to Illini Road Oil LLC, their bid prices being the lowest received for these groups.

WHEREAS, Piasa Road Oil LLC, Alton, IL was the low bidder on groups #1, 3, 4, 5, 7, 20, and 22, and the respective Highway Commissioners concur with the unit prices, your Committee recommends that these group's contracts be awarded to Piasa Road Oil LLC, their bid prices being the lowest received for these groups.

All of the above contracts are subject to the approval of the Illinois Department of Transportation.

All of which is respectfully submitted.

s/ Bobby Ross
Bobby Ross

Victor Valentine

s/ Fred Michael
Fred Michael

s/ Mike Turner
Mike Turner

Charles Schmidt

s/ Matt King
Matt King

s/ Jason Palmero
Jason Palmero

s/ Paul Nicolussi
Paul Nicolussi

TRANSPORTATION COMMITTEE