

**MADISON COUNTY BOARD
Special Board Meeting**

STATE OF ILLINOIS)
) SS
COUNTY OF MADISON)

Proceedings of the County Board of Madison County, Illinois, was held telephonically due to COVID-19 restrictions on April 27, 2021.

**TUESDAY, APRIL 27, 2021
4:30 PM
SPECIAL SESSION**

The Board met pursuant to recess taken April 21, 2021.

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The meeting was called to order by Kurt Prenzler, Chairman of the Board.

The Pledge of Allegiance was said by all members of the Board.

The Roll Call was called by Debra Ming-Mendoza, County Clerk, showing the following members present:

PRESENT: Kuhn, Pace, Meyer, Ross, Madison, Doucleff, Walters, Holliday, Stoutenborough, Malone, Gray, Pollard, King, Babcock, Hankins, Valentine, Messner, Foster, Petrillo, Glasper, Goggin, Guy, Harriss, Mueller-Jones, Dalton, and Kneedler

ABSENT: Eaker, Minner, and Wiehardt

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CHRISTOPHER GEILER’S ADDRESS TO THE BOARD

I appreciate the opportunity to speak to the board again. I have sent emails to the board multiple times trying to give explanation of the situation that’s involved in the zoning. For whatever reason, I feel that the information has not been researched. I am disheartened at this point to even have this at a vote. It’s obvious that with the teleconferenced meetings, there’s difficulties in hearing and understanding. I would encourage each board member to go back to the previous board and listen to the facts in the way these conversations took remotely. I understand it was through a pandemic and we’re all trying to figure out how to do business. In this situation, you have a developer that was encouraged and directed to go a certain direction and how to do my job and to actually get something zoned. In the midst of all that, you have the neighbor that gets upset about the situation and wants to change his zoning to cause a detraction to a development and rather than the board taking a due diligence to get the true information, it was rushed through the vote and has now gotten to this point. I would encourage you all at minimum to have taken a look at the historical record or at least reached out and found out the facts and truth behind the situation. It is not just an individual trying to have his own owner rights on his real estate, it has nothing to do with that. I think if this zoning passes, it’s definitely going to be a detraction to a new development. If it passes, it’s not going to stop me from doing my part, I’m invested very much financially after direction by the municipalities to get to this level. I will continue down the pathway that I’m on as well and hope to seek approval at a future date very

soon for our future development. I hope this doesn't cause any nuisance. Like I said, I put a lot of information in writing and it would be sad if the board members didn't take the time to do their own research. Thank you.

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KAREN CUMMINGS-LARSON'S ADDRESS TO THE BOARD

I am speaking as a personal reference for Chris Geiler. I've known Chris for many years, both personally and professionally. I've always found him to be extremely honest and forthright in his personal life as well as all of his practices. Through his company, he has developed an exceptional product. His buildings and developments are always an asset to any neighborhood. I recently purchased a home that was built by Chris nearly 15 years ago and the home is exceptionally well built. It shows no signs of its age. What I like to say is that Chris builds homes, not houses, so that surrounding is really critical to attract the buyer. From the signing of the contract, to the move in day for the owner, love, care and compassion is what is always involved. He always does and has always done what is the right thing. Chris has lived his entire life in the Collinsville, Maryville, Troy area. Every business decision he makes, is in effort to improve the quality of the surround areas and to create living spaces that enhance and promote the community. I strongly encourage the board to decide in Chris's favor and allow him to move forward with the project that he plans to build and to stop whatever is going on that would detract from this development that he is going to be bringing forth. The positive impact that he brings to the area will be very rewarding and worth the effort. Thank you.

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The following resolution was submitted and read by Mr. Madison:

RESOLUTION – Z21-0009

WHEREAS, on the 9th day of March 2021, a public hearing was held to consider the petition of Lloyd and Patricia Mordis, owners of record, requesting a zoning map amendment to rezone a 6.01 acre tract of land from "R-1" Single-Family Residential District to "A" Agricultural District. This is located in Collinsville Township at 5910 Galli Lane, Collinsville, Illinois, County Board District #25, PIN# 13-1-21-16-00-000-039; 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 Lloyd and Patricia Mordis be as followed: **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

Nick Petrillo

s/ Dalton Gray
Dalton Gray

s/ Robert Pollard
Robert Pollard

s/ Terry Eaker
Terry Eaker

s/ Bobby Ross
Bobby Ross

s/ Ryan Kneedler
Ryan Kneedler

s/ Victor Valentine
Victor Valentine

s/ Bill Meyer
Bill Meyer

BUILDING & ZONING COMMITTEE
MARCH 11, 2021

On the question:

Mr. Madison: You've all been sent a package, I assume everyone has had a chance to look at that. Basically, what we're talking about here is that the gentlemen has 6.01 acres. Everything to the far side of him as opposed to where the development is proposed, if you look at the photos, you can tell it's basically an Ag area. It's in the Madison County and Collinsville developmental zone. That's why it's before us. I assume the speaker that just spoke will also have to come before us because it's in the same area as well. This issue passed the Zoning Board of Appeals, which is basically the same meeting that we have in the Zoning Committee where we hear public input, so there's public speaking in there. It passed unanimously through the ZBA, and it passed unanimously through our committee until after the committee where Ryan Kneedler asked if he could change his vote. I said unfortunately no, but you can change your vote in the county board meeting, so he has that opportunity here. We've looked at everything, he's allowed to have 6 animals on 6 acres, 1 animal per acre. That's either a horse, he can have 2 horses, 2 goats, *inaudible*, you can also have some chickens, I believe. The applicant has said nothing about this proposed development that butts up to a little more than half of his yard. We have not heard from the neighbor in between those two developments, if you can see them in the first photo in the word doc we were all sent. There will be 7 yards around the property in the middle, and there will be 2 or 3 up against the applicants property who hasn't said anything about this. I believe they can be harmonious together, and I believe both of these property owners can have what they want. That's where I stand on this. Chris, would you have anything you would like to add to this? Guys, I normally don't do this part of the meeting, the staff does.

Mr. Prenzler: Mick, you're bringing the resolution in, correct?

Mr. Madison: I am bringing the resolution in, but I would like Chris to add anything to it before we move to a vote. This is basically what we did at the Zoning Committee.

Mr. Prenzler: Mr. Madison, you bring in the resolution and I'll open it up for questions and comments, if that's ok.

Mr. Madison: I can do that. I move to approve the motion for Lloyd and Patricia Mordis.

Ms. Dalton: I am going to have to vote against this because I talked to the City of Collinsville and in their comprehensive plan, they're looking forward to this subdivision being put in, or this development. They do not feel as if the Agriculture part would enhance it at all. With Collinsville being land locked, it's very important for us to be able to develop these small pockets and we have a person that does a great job doing that. I'm going to have to vote no against this.

Mr. Ross: I would just like to know, just like the other night, what the district rep have to say about this resolution.

Mr. Guy: Yes, this is in my district. I've spoken to both sides, and have talked to Mr. Geiler. I've talked to my constituent as well on the property. The ????? of this zoning request, I certainly don't want to discourage the developer in any way, but I think in the end, the developer will still be able to build his homes and the homeowner will be able to rezone his property the way he'd like. I ask for an aye vote.

Mr. Kneedler: Dear Mr. Chairman and fellow County Board Members, in reference to tonight's Zoning Resolution Z21-0009, the best use of this property would be to stay R1 with a Special Use Permit to allow a maximum of 2 goats and a maximum of 5 chickens. The R1 already allows for a maximum of 2 horses. I do not want to delay the petitioner, but we would only be holding them on getting the potential goats or chickens. They can bring the horses back immediately. This would be a great compromise for all parties involved. I brought this up because I wanted everybody to hear both sides of the story. I do think it's a little fishy for the request to be brought up soon after the hint or desire of a developer coming to the area. Everything is R1 Single Family Residential all around according to the summaries we got from Building and Zoning. The only thing that is Agricultural is the property to the west. I feel that it should stay an R1 Single Family. They are not hurting this person at all and they can still get what they want. It would be a great compromise, that's my input. Thank you all very much.

Mr. Walters: I've been on this board for a long time, and just like at the last meeting for Matt King, I think it's very imperative that the person whose district it's in, should have a lot of say in this. That is the person who has to go back to the people, and they're the ones who have to tell the people why they're for it or against it. Like I said, Godfrey has their own Planning and Zoning. I certainly am not going to tell another county board member you can't do this. I'm totally behind Chris, just like I was behind Matt. I will always vote for the person whose district it's in and I would certainly encourage an aye vote because this is something Chris wants. Thanks everybody.

Mr. Petrillo: I'm going to be voting no on this, First of all, I think it's very important that this developer has worked out and talked a plan with the City of Collinsville. Given the state of Illinois, and although I don't think Madison County is doing to badly, but given the state of Illinois and the number of people that are leaving, I think we should be doing everything we can to encourage people to move into our county and into our state too. I don't have a problem with leaving this an R1, but I do have a problem going from R1 all the way to Agricultural. As I read the statement, a closing statement, Ms. Goode made a question to Mr. Mordis on his long term plan for this property and he said well it's just a place we want to live and have a couple of goats and a couple of chickens. I don't see anything mentioned about cows, but apparently that's the underlining thing is with this going to Agricultural. I don't disagree with what Mike's saying, but let me tell you this, I believe that if we're always going to go with the representative of an area, then there's about 28 of us that aren't really necessary to vote, you only need 1 vote. I think we need to look at this from every angle. Nothing against Chris, Chris knows that I think very much of him and nothing against anybody else. I think we need to weigh this more than just the 1 individual that represents that area, nothing against Chris, but I will be voting no on this.

Mr. Hankins: I want to echo, just like last month and Mr. Walters also, the person know his district and his area the best. I've got a friend that lives just on the other side of Keebler from this property on Knoll Drive, he had horses for several years so it's not out of the question for some of that to be Agricultural in that area. I believe he lives in Collinsville city limits though, I'm not positive on that. I think Chris knows his district and I'm going to vote yes on it by his recommendation.

Ms. Mueller-Jones: While I do sympathize to a developer's rights, I also believe that, as many of us believe, that people should have their own property rights. I don't know who spoke before me, I'm sorry, there's a lot of agriculture, there's a lot other people who have animals, horses, what not in this area. As much as we have to do to develop the land, we also need to protect the people with what they want to do with their own land. I will be voting to approve this. I would also like to make a statement that when addressing a county board, insulting them in their ability to research an issue is probably not the best route to go. Thank you.

Mr. Madison: I'd just like to say, there's nothing nefarious going on here. We do our due diligence. The staff has been there, and we have this discussion with the staff. It goes through the ZBA. It goes through our committee and we get to see the facts, we get to see the photos, we get to see the maps, we get to hear from the folks. I don't remember anybody coming to my meeting to speak out against this at the time so it passed unanimously until Ryan wanted to change his vote. I understand Ryan may be friends with this gentlemen, neither here nor there, but it may be full disclosure.

inaudible

Mr. Madison: There's 2 properties here, they butt up to each other, I don't care what the history is between them. What I see, is what's possible. What we have is the city moving out to the country, we don't have the country moving into the city, it' already the country. People have been building out and there's larger acreage lots there too. That's the facts of the case. It's not emotional because somebody is upset that somebody is doing something and they want to have control over their property without owning it, it's the fact of the case. Basically, these properties, if they're developed, which I'm sure they will come for, and I'm going to be for that pending what the neighbors say because it's part of our process. That's our process, by state law. We will hear that openly and honestly. We will try to protect people's property rights. There's nothing nefarious going on here. The committee and the people who voted yes see that both can exist. The people that are going to buy those houses have not bought that property yet. The developer, the City is for it, I don't see any reason why the County is going to be against it unless the neighbors come out, and you folks say no, you can't do that to these guys. We will hear that case when it comes. This case is first, it seems reasonable to me, that's where we are.

Mr. Guy: I'll just add that last month, this was postponed. Our colleague Mr. Kneedler asked for postponement for 30 days so that did give the county board more time, including myself, to talk to the developer and the property owner. That gave us plenty of time. I do think, in my opinion, if this wasn't postponed last month, this would have passed overwhelmingly neither here nor there. It was supposed to be up for a vote at the county board meeting last week but it was just a clerical error that it was not. There isn't any funny business or anything going on. This is a special meeting for this hearing because it was supposed to be voted on last month, and then it was supposed to be voted on last week.

Mr. Petrillo: I just want to make a correction for the record, this was not, in committee, a unanimous yes vote. I did vote no.

Mr. Madison: Oh, you did? I apologize, Nick. I thought it was unanimous, my apologies.

Mr. Petrillo: It was easy to overlook that, that's alright, Mick.

Mr. Madison: I'm glad you spoke up.

The ayes and nays being called on the motion to approve resulted in a vote as follows:

AYES: Kuhn, Pace, Meyer, Ross, Madison, Doucleff, Walters, Holliday, Stoutenborough, Malone, Gray, Pollard, King, Babcock, Hankins, Valentine, Messner, Foster, Glasper, Goggin, Guy, Harriss, and Mueller-Jones

NAYS: Petrillo, Dalton, and Kneedler

AYES: 23. NAYS: 3. Whereupon the Chairman declared the foregoing resolution duly adopted.

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UNFINISHED BUSINESS:

None.

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NEW BUSINESS:

None.

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Mr. Walters moved, seconded by Mr. Ross to recess this session of the Madison County Board Meeting until Wednesday, May 19, 2021. **MOTION CARRIED.**

ATTEST: Debbie Ming-Mendoza
County Clerk

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