

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

**\*AMENDED\***

**AGENDA  
MADISON COUNTY BOARD  
MAY 19, 2021  
5:00 P.M.**

To the Members of the Madison County Board:

The following is the Agenda for the County Board Meeting on Wednesday, May 19, 2021, to be held at the Nelson “Nellie” Hagnauer County Board Room in the Administration Building in the City of Edwardsville, in the County and State aforesaid.

1. Monthly Reports of County Clerk, Circuit Clerk, Recorder, Regional Office of Education, Sheriff and Treasurer.
2. Public Comment.
3. Approval of Minutes
4. Awards/Recognitions/Proclamations.
5. Amended Committee Assignments (if any).
6. **Resolution Adopting Chairman Prenzler’s County Board Apportionment Plan.**

**A. APPOINTMENTS:**

1. **Madison County Assessment Office:**
  - a. **Joe Dauderman is recommended for reappointment to a new 4 year term (5/19/2021).**
2. Madison County Board of Review
  - a. Steve Smith is recommended for appointment to a new 2 year term, replacing Susan Rolens who retired from the board (5/31/2021). New term expires 5/31/2023.
3. Madison County Flood Prevention
  - a. Donald Sawicki is recommended for appointment to a new term 3 year term, replacing Jeremy Plank (6/18/2018). New term expires 6/18/2024.
  - b. David Schwind is recommended for reappointment to a new 3 year term (5/3/2021). New term expires 5/3/2024.
4. Madison County Transit
  - a. Cedric Irby is recommended for appointment to a new 4 year term, replacing Ron Jedda (3/17/2021). Term expires 3/17/2025.
5. Wood River Drainage & Levee District
  - a. Nick Mason is recommended for appointment to the remaining 3 year term, replacing Nathan Kincade (5/4/2020). New term Expires 5/4/2023
6. Marine Community Fire Protection District
  - a. Billy Dillow is recommended for appointment to the remaining 3 year term of Scott Schmidt who has resigned from the board (5/30/2022). New term expires 5/30/2022.
7. Troy Fire Protection District
  - a. Ryan Cunningham is recommended for the remaining 3 year term of Darren Reeves who has resigned from the Board (5/1/2023). New term expires 5/1/2023.

**B. BUILDING & ZONING COMMITTEE:**

1. Zoning Resolution Z21-0020
2. Zoning Resolution Z21-0021
3. Zoning Resolution Z21-0022
4. Zoning Resolution Z21-0023
5. Zoning Resolution Z21-0024

**C. EXECUTIVE COMMITTEE:**

1. Resolution Approving the Collective Bargaining Agreement Between the Madison County Board and Teamsters Local Union No. 525 – Animal Control
2. Resolution Approving the Collective Bargaining Agreement Between the Madison County Board and Teamsters Local Union No. 525 – Highway Department

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

1. Claims and Transfers Report
2. Resolution Authorizing Settlement of a Workers' Compensation Claim File #: 20-005

**E. GOVERNMENT RELATIONS COMMITTEE:**

1. Resolution Establishing the Composition of the Madison County Board
2. Resolution Adopting County Board Apportionment Plan
3. Resolution Establishing New Precinct Boundaries

**F. GRANTS COMMITTEE:**

1. An Ordinance Further Amending Ordinance No. 2014-10 to Amend Territory and Expand the Southwestern Madison County Enterprise Zone
2. Resolution Authorizing a Park & Recreation Loan to City of Wood River

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

1. Resolution Authorizing a Technical Assistance Contract with the National Development Council

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

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

**I. JUDICIARY COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:**

1. Resolution to Purchase Fifty (50) FireKing Fireproof Cabinets for the Madison County Circuit Clerk

**J. PUBLIC SAFETY COMMITTEE & EMERGENCY TELEPHONE SYSTEM BOARD & FINANCE:**

1. Resolution to Extend the Current AT&T Hosted E911 Service Agreement for Madison County 911 Emergency Telephone System Board

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

1. Property Trustee Report

**L. SEWER FACILITIES COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:**

1. Resolution to Contract Emergency Repairs at Lift Station #A2 for the Madison County Special Service Area #1

**M. TRANSPORTATION COMMITTEE:**

1. Agreement/Funding Resolution, Johnson Road Reconstruction, City of Granite City, Section 17-00197-00-RS
2. Funding Resolution for Seiler Road Phase 2, County of Madison, Section 90-00166-01-FP
3. Resolution to Purchase Yellow and White Traffic Marking Paint for the Madison County Highway Department

**N. UNFINISHED BUSINESS:**

**O. NEW BUSINESS:**

**P. CLOSED SESSION:**

1. Closed Session for the purpose of discussing pending or imminent litigation pursuant to 5 ILCS 120/2 (c)(11) and to discuss the settlement of claims pursuant to 5 ILCS 120/2(c)(12).

**Q. OPEN SESSION:**

1. Open Session for the consideration and approval of settlement agreements resolving the following lawsuits to which Madison County, Illinois is a party:
  - a. Madison County Co. 2015-MR-145 (Bradley A. Lavite, Superintendent of the Veterans Assistance Commission of Madison County, Illinois vs. Alan J. Dunston, Chairman of the Madison County Board, Joseph D. Parente, County Administrator of Madison County, Illinois, the Madison County Board, and John D. Lakin, Sheriff of Madison County, Illinois).
  - b. Madison County Co. 2018-L-1731 (Bradley A. Lavite, Superintendent of the Veterans Commission of Madison County, Illinois, Inc. v. Debra Ming-Mendoza, current Madison County Clerk, Mark Von Nida, former Madison County Clerk, and Madison County, Illinois).
  - c. US Southern District of Illinois C.A. No. 3:19-cv-00324 (Kristen Poshard vs. Madison County, Illinois, and in their individual capacities, Phillip Chapman, Kurtis Prenzler, and Douglas Hulme).

**R. ADJOURN:**

## RESOLUTION – Z21-0020

**WHEREAS**, on the 27<sup>th</sup> day of April 2021, a public hearing was held to consider the petition of Alexander Wilson, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to place a double-wide mobile home on site for the occupancy of Alexander Wilson and family for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Nameoki Township at 4257 Division Street, Granite City, Illinois, County Board District #19, PIN# 17-2-20-03-15-401-001; 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 Alexander Wilson be **approved with conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Alexander Wilson and family for a period not to exceed 5 years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Alexander Wilson and family occupy the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new Special Use Permit once Alexander Wilson and family vacate the structure.

**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/ Nick Petrillo  
Nick Petrillo

s/ Dalton Gray  
Dalton Gray

s/ Robert Pollard  
Robert Pollard

s/ Terry Eaker  
Terry Eaker

\_\_\_\_\_  
Bobby Ross

s/ Ryan Kneedler  
Ryan Kneedler

\_\_\_\_\_  
Victor Valentine

s/ Bill Meyer  
Bill Meyer

**BUILDING & ZONING COMMITTEE**  
**MAY 6, 2021**

## **Finding of Fact and Recommendations**

### **Hearing File Z21-0020**

Petition of Alexander Wilson, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to place a double-wide mobile home on site for the occupancy of Alexander Wilson and family for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Nameoki Township at **4257 Division Street, Granite City, Illinois**, County Board District #19, PIN# 17-2-20-03-15-401-001

**Members Present:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Don Metzler

**Members Absent:** Sharon Sherrill

A **motion** was made by Nicholas Cohan and **seconded** by Don Metzler that the petition of Alexander Wilson be as follows: **Approved with conditions.**

1. This Special Use Permit is granted for the sole usage of Alexander Wilson and family for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Alexander Wilson and family occupy the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new special use permit once Alexander Wilson and family vacate the structure

**The Finding of Fact of the Board of Appeals:** **I.** The zoning file, Comprehensive Plan, 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, Assistant Planner, stated that an adjacent property owner sent in a letter not of opposition, mostly of concern about drainage. Patty Bade wrote the following comments; I have no objection to Mr. Wilson's request regarding placing a mobile home on his property as long as its placement will not dam up, block, reroute, impede, etc. in any way the natural flow of water off my farm ground as it flows from west to east to Long Lake through a ditch that sits north of Mr. Wilson's property line. My only request is that my farm field drainage remains untouched both along our adjoining property lines and as the water drains into and along the length of the ditch which sits to the north of Mr. Wilson's property. This ditch runs across Division Street to Breckenridge Lane, and eventually into Long Lake. This ditch has been in place 100+ years for farm field drainage prior to any development on Division Street and the ditch is still being used. As long as the natural flow of water off my field to the east is never blocked in any way I am fine with this variance request. Thanks to Mr. Wilson in advance for being a good neighbor in understanding my need for drainage to continue from my farm ground. It is appreciated; **VI.** George Ellis, ZBA member, asked if there was any concern and Chris Doucleff said that he would have to follow the Illinois Drainage Act, and Mr. Wilson said that they aren't changing any drainage.

Roll-call vote.

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

**Nays to the motion:** None

Whereupon the Chairman declared the motion duly adopted.

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Chairman, Madison County Zoning Board of Appeals

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Secretary, Zoning Administrator

## Zoning Board of Appeals Staff Report

**Application Number:** Z21-0020

**Meeting Date:** April 27, 2021

**From:** Breana Buncher  
Planning Coordinator

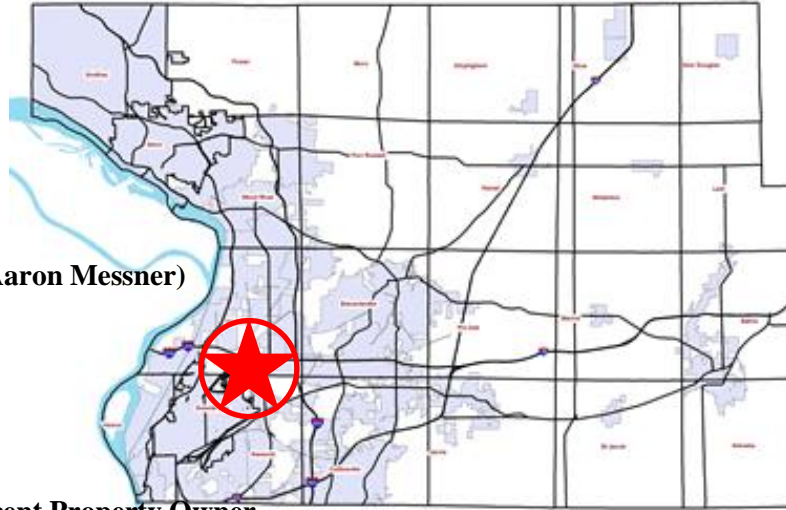
**Location:** 4257 Division Street  
Granite City, Illinois  
County Board District #19 (Aaron Messner)

**PIN:** 17-2-20-03-15-401-001

**Zoning Request:** Special Use Permit

**Description:** New Mobile Home Placement

**Attachments:** Attachment "A" – Letter from Adjacent Property Owner



### Proposal Summary

The applicant is Alexander Wilson, owner of record. The subject property, which is zoned "R-3" Single-Family Residential District, is located in Nameoki Township at 4257 Division Street, Granite City, County Board District #19. The applicant is requesting a Special Use Permit (SUP) as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance to place a double-wide mobile home on site for a period not to exceed 5 years. Alexander Wilson and family are the proposed occupants of the mobile home. 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 Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Timber/Vacant	City of Granite City
South	Single-Family Dwelling	"R-3" Single-Family Residential
East	Mobile Home	"R-3" Single-Family Residential
West	Row Cropping	"R-3" Single-Family Residential

- *Zoning History* – There have been no zoning request in the past, and there are no outstanding violations on the property.
- *SUP Mobile Home New Placement* – The applicant is requesting to place a double-wide mobile home on the subject property for the occupancy of Alexander Wilson and family for a period not to exceed 5 years. The subject property is located within the floodplain area, and the applicant has provided a flood elevation certificate to staff. The surrounding area is mostly single-family dwelling and mobile homes. The new placement of a double-wide mobile home on site does not seem to conflict with the character of the

area. The proposed double-wide mobile home has had no previous owners and is 32 feet by 80 feet (2,560 sq ft) in size. See page 3 for site photos and page 4 for the site plan. Alexander Wilson and family will be eligible for administrative review for continued placement of the mobile home after 5 years if they are still the occupants.

### **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 13 years, we have received over 300 requests for Special Use Permits for mobile homes, including both new placements and continued placements. Most were approved.
2. The below Standards of Review for Special Use Permits should be taken into consideration for this request. If the ZBA feels the request does not meet the below Standards of Review, the ZBA has the authority to place additional conditions of approval to the SUP or recommend denial of the request.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

### **Conditions of Approval**

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

1. This Special Use Permit is granted for the sole usage of Alexander Wilson and family for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Alexander Wilson and family occupy the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new Special Use Permit once Alexander Wilson and family vacate the structure.

### **Standard of Review for Special Use Permits**

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

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



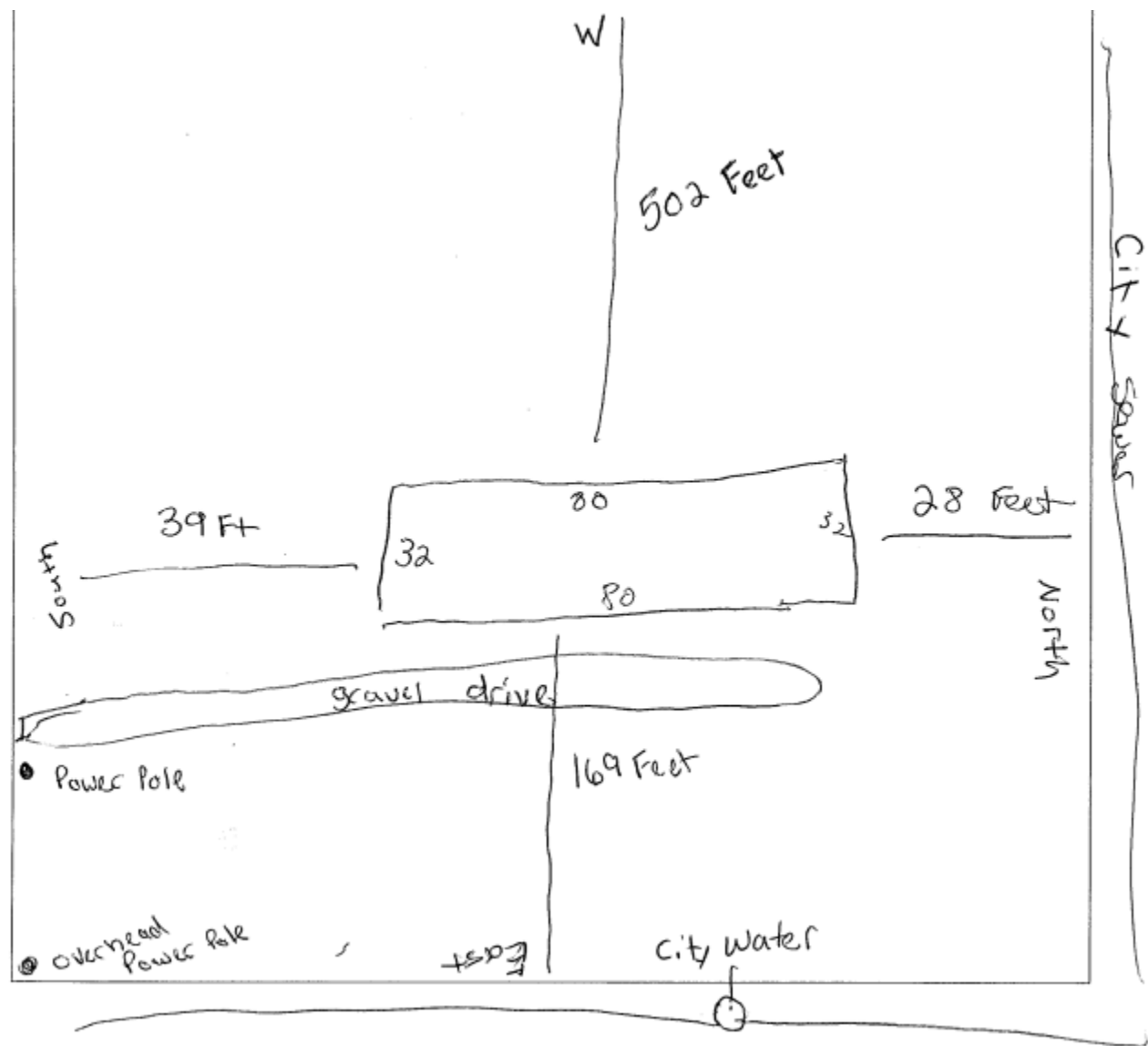
## Aerial Photograph



## Site Photographs



Site Plan



**Narrative Statement**

I Am Requesting Special Use Permit For  
Placement of New manufactured home  
on a vacant Parcel that I own.

Alex W. 3-11-21

### **Attachment “A” – Letter from Adjacent Property Owner**

I have no objection to Mr. Wilson's request regarding placing a mobile home on his property as long as its placement will not dam up, block, reroute, impede, etc. in any way the natural flow of water off my farm ground as it flows from west to east to Long Lake through a ditch that sits north of Mr. Wilson's property line.

My only request is that my farm field drainage remains untouched both along our adjoining property lines and as the water drains into and along the length of the ditch which sits to the north of Mr. Wilson's property. This ditch runs across Division Street to Breckenridge Lane, and eventually into Long Lake. This ditch has been in place 100+ years for farm field drainage prior to any development on Division Street and the ditch is still being used.

As long as the natural flow of water off my field to the east is never blocked in any way I am fine with this variance request. Thanks to Mr. Wilson in advance for being a good neighbor in understanding my need for drainage to continue from my farm ground. It is appreciated.

Regards,

Patty Bade

## RESOLUTION – Z21-0021

**WHEREAS**, on the 27<sup>th</sup> day of April 2021, a public hearing was held to consider the petition of Gary Burns, owner of record with Melissa Burns, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a carport that will be 12 feet from a private roadway easement instead of the required 50 feet. This is located in an “A” Agricultural District in Moro Township at 7832 St. James Drive, Moro, Illinois, County Board District #5, PIN# 16-1-03-25-00-000-001.001; 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 and Melissa Burns 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

s/ Dalton Gray  
Dalton Gray

s/ Terry Eaker  
Terry Eaker

s/ Ryan Kneedler  
Ryan Kneedler

s/ Bill Meyer  
Bill Meyer

s/ Nick Petrillo  
Nick Petrillo

s/ Robert Pollard  
Robert Pollard

\_\_\_\_\_  
Bobby Ross

\_\_\_\_\_  
Victor Valentine  
**BUILDING & ZONING COMMITTEE**  
**MAY 6, 2021**

## **Finding of Fact and Recommendations**

### **Hearing File Z21-0021**

Petition of Gary Burns, owner of record with Melissa Burns, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a carport that would be 12 feet from a private roadway easement instead of the required 50 feet. This is located in an “A” Agricultural District in Moro Township at **7832 St. James Drive, Moro**, Illinois, County Board District #5, PIN# 16-1-03-25-00-000-001.001

**Members Present:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Don Metzler

**Members Absent:** Sharon Sherrill

A **motion** was made by Mary Goode and **seconded** by Don Metzler that the petition of Gary & Melissa Burns be as follows: **Approved.**

**The Finding of Fact of the Board of Appeals:** **I.** The zoning file, Comprehensive Plan, 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 Burns, applicant, said he is happy to answer any questions the ZBA might have, and that the top left picture where the concrete slab is where he had a structure for 25 years. Mr. Burns stated his neighbor has no problems with the placement, and he is not changing the visibility coming in and out of the private lane; **VI.** George Ellis asked if the structure would be placed where the previous building was, and Mr. Burns said that was the case and it will be on a rock slab.

Roll-call vote.

**Ayes to the motion:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Don Metzler

**Nays to the motion:** None

Whereupon the Chairman declared the motion duly adopted.

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Chairman, Madison County Zoning Board of Appeals

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Secretary, Zoning Administrator



## Zoning Board of Appeals Staff Report

**Application Number:** Z21-0021

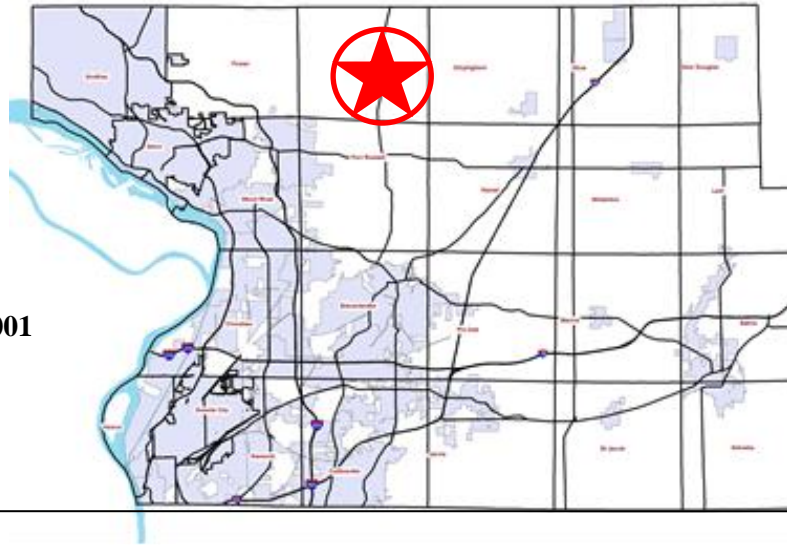
**Meeting Date:** April 27, 2021

**From:** Noelle Maxey  
**Assistant Planner**

**Location:** 7832 Saint James Drive  
**Moro, Illinois**  
**County Board District #5 (Mick Madison)**  
**PIN: 16-1-03-25-00-000-001.001**

**Zoning Request:** Variance

**Description:** Accessory Structure Setback



### Proposal Summary

The applicants are Gary and Melissa Burns, owners of record. The subject property is zoned “A” Agricultural District. The applicants are requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a detached carport 12 feet from a private roadway easement instead of the required 50 feet. In order for the applicant to be issued a building permit to construct the accessory structure, the subject variance must be reviewed and approved by the Zoning Board of Appeals (ZBA) as per §93.176, Section A, Item 1 of the Madison County Zoning Ordinance.

### Planning and Zoning Considerations

- Land Use and Zoning of Surrounding Properties*

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

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

- Variance for Accessory Building Setback* – The applicants are requesting to build a detached carport that would be 12 feet from the private roadway easement running through the property instead of the required 50 feet. See page 4 for site photos and page 5 for the site plan. The applicants stated in the narrative statement on page 6 that if they were to build at the 50 foot setback, the structure would be in a low area that is wet and uneven. The applicants also noted that there is only one other property using the easement, and they have provided their approval of the request. The proposed detached carport would be 40 feet by 30 feet (1200 sq ft) in size and 16 feet to peak.

**Staff Review**

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

1. In the past 13 years, there have been 25 variance requests for the setback of an accessory structure. Only one 1 was denied.
2. The below Standards of Review for Variances should be taken into consideration for this request. The ZBA has the authority to add conditions of approval to the variance request or recommend denial of the request if the ZBA feels it does not meet the below Standards of Review.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

**Standards of Review for Variances**

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

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



## Aerial Photograph

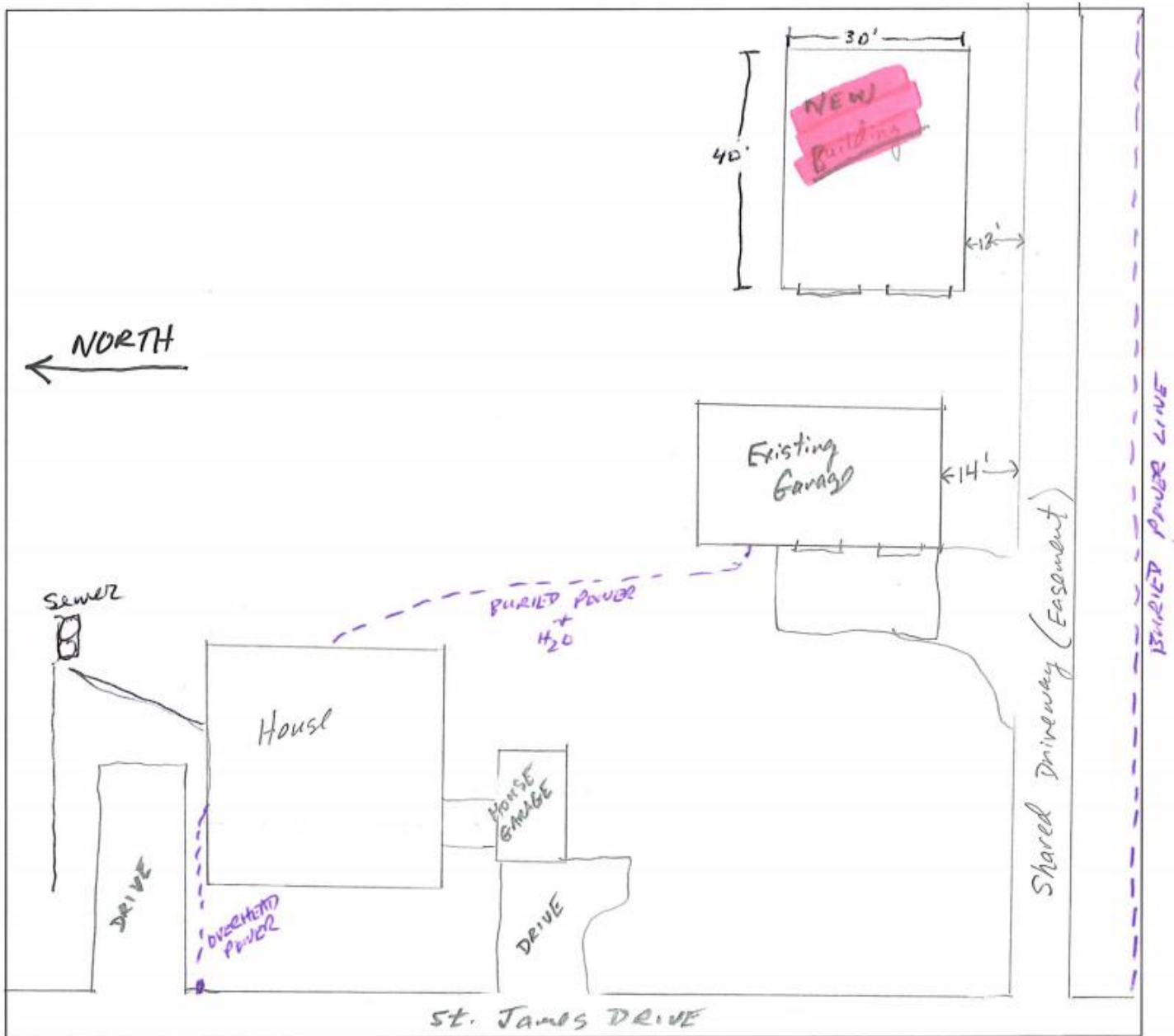


The subject property is outlined in blue. Please note property lines may be skewed to imagery.

## Site Photographs



## Site Plan





## Narrative Statement

Board of Review/Building and Zoning members,

My request for a Bulk variance is necessary for my practical use of the driveway easement and the use of my new carport. If I were to abide by the county's standard of 50 foot from a driveway, the building would be down in a very low area that is very wet and uneven. It would ruin the attractiveness of my back yard as all I would be seeing is the new shed. I have moved in 10 tandem loads of dirt and torn down two old, dilapidated buildings to make the proposed area level, clean and neat.

In 2007 I got a building permit for a 28 foot by 38 foot two car garage. This building sits approximately 14 foot from the easement driveway. The new carport would be positioned directly behind the garage and would sit approximately 12 foot from the driveway. It should be noted that the previously mentioned buildings sat in the same location, 12 foot from the driveway. There are also six large trees that also are 12 feet from the edge of the driveway. Mr. Schwalb has several trees planted on his side of the driveway that are also within the 12 foot distance from the south edge of the driveway.

Mr. Schwalb has had no difficulties moving his vehicles up and down the driveway and foresees no future problems if the new carport is positioned 12 feet from the driveway. There are no other homes or families that will be using this driveway in the foreseeable future. The Schwalb's home is approximately 300 yards from the proposed carport location to the east and is not in direct line of sight from their home. Brett and Tammy Schwalb do not object to this Bulk Variance and Brett's signature is affixed below as proof of this.

Brett Schwalb-7820 St. James Drive, Moro, Il.



Thank you in advance for your consideration of my request.

Gary Burns

## RESOLUTION – Z21-0022

**WHEREAS**, on the 27<sup>th</sup> day of April 2021, a public hearing was held to consider the petition of Codey and McKenzie Terry, owners of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a new single-family dwelling that will be 30 feet from the west property line instead of the required 50 feet. This is located in an “A” Agricultural District in Foster Township at 4401 Wild Flower Road, Bethalto, Illinois, County Board District #5, PIN# 20-2-02-23-00-000-027; 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 Codey and McKenzie Terry 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

s/ Nick Petrillo  
Nick Petrillo

s/ Dalton Gray  
Dalton Gray

s/ Robert Pollard  
Robert Pollard

s/ Terry Eaker  
Terry Eaker

\_\_\_\_\_  
Bobby Ross

s/ Ryan Kneedler  
Ryan Kneedler

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Victor Valentine

s/ Bill Meyer  
Bill Meyer

**BUILDING & ZONING COMMITTEE**  
**MAY 6, 2021**

## **Finding of Fact and Recommendations**

### **Hearing File Z21-0022**

Petition of Codey and McKenzie Terry, owners of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a new single-family dwelling that would be 30 feet from the west property line instead of the required 50 feet. This is located in an “A” Agricultural District in Foster Township at **4401 Wild Flower Road, Bethalto**, Illinois, County Board District #5, PIN# 20-2-02-23-00-000-027

**Members Present:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Don Metzler

**Members Absent:** Sharon Sherrill

A **motion** was made by Mary Goode and **seconded** by Nicholas Cohan that the petition of Codey & McKenzie Terry be as follows: **Approved.**

**The Finding of Fact of the Board of Appeals:** **I.** The zoning file, Comprehensive Plan, 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.** Codey Terry, applicant, said he wants to be just west of the tree line, and his neighbors don’t have any issue with it; **VI.** Noelle Maxey, Assistant Planner, read aloud a comment received by a nearby property owner: The Cline household, of 4408 Wild Flower Rd is in favor of Z.B.A File number Z21-0022, allowing the change of 50ft to 30 ft, for 4401 Wild Flower Rd.

Roll-call vote.

**Ayes to the motion:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Don Metzler

**Nays to the motion:** None

Whereupon the Chairman declared the motion duly adopted.

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Chairman, Madison County Zoning Board of Appeals

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Secretary, Zoning Administrator

## Zoning Board of Appeals Staff Report

**Application Number:** Z21-0022

**Meeting Date:** April 27, 2021

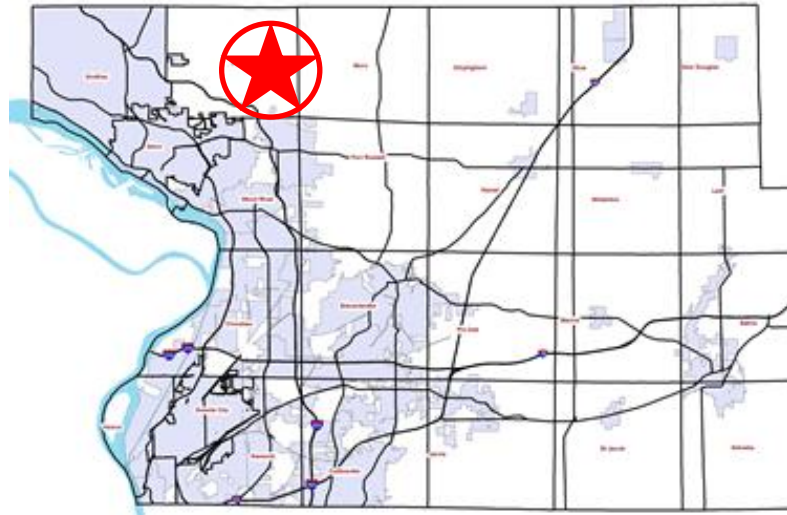
**From:** Noelle Maxey  
**Assistant Planner**

**Location:** 4401 Wild Flower Road  
**Bethalto, Illinois**  
**County Board District #5 (Mick Madison)**  
**PIN: 20-2-02-23-00-000-027**

**Zoning Request:** Variance

**Description:** Primary Structure Setback

**Attachments:** Attachment "A" – Letter of Support from Adjacent Property Owner



### Proposal Summary

The applicants are Codey and McKenzie Terry, owners of record. The subject property is zoned "A" Agricultural District. The applicants are requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a new single-family dwelling that would be 30 feet from the west property line instead of the required 50 feet. In order for the applicant to be issued a building permit to construct the dwelling, the subject variance must be reviewed and approved by the Zoning Board of Appeals (ZBA) as per §93.176, Section A, Item 1 of the Madison County Zoning Ordinance.

### Planning and Zoning Considerations

- Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Row Cropping	"A" Agricultural
South	Vacant/Timber	"A" Agricultural
East	Single-Family Dwelling/Timber	"A" Agricultural
West	Row Cropping	"A" Agricultural

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

- Variance for Primary Building Setback* – The applicants are requesting to construct a new single-family dwelling on site that would be 30 feet from the west property line instead of the required 50 feet. See page 4 for site photos and page 5 for the site plan. The applicants state in the narrative statement on page 6 that the house would be about 5 feet from an existing tree line if built at the 50 foot setback, and they would have to remove a large area of the timber.

**Staff Review**

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

1. In the past 13 years, there have been over 60 variance requests for the setback of a new home. 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.



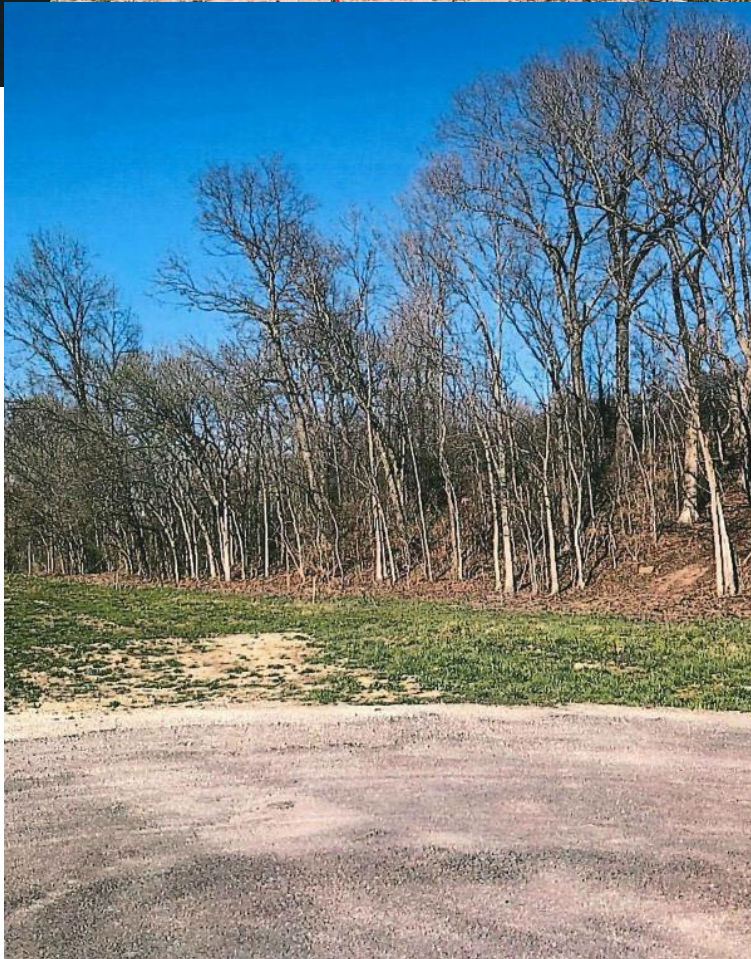
## Aerial Photograph



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

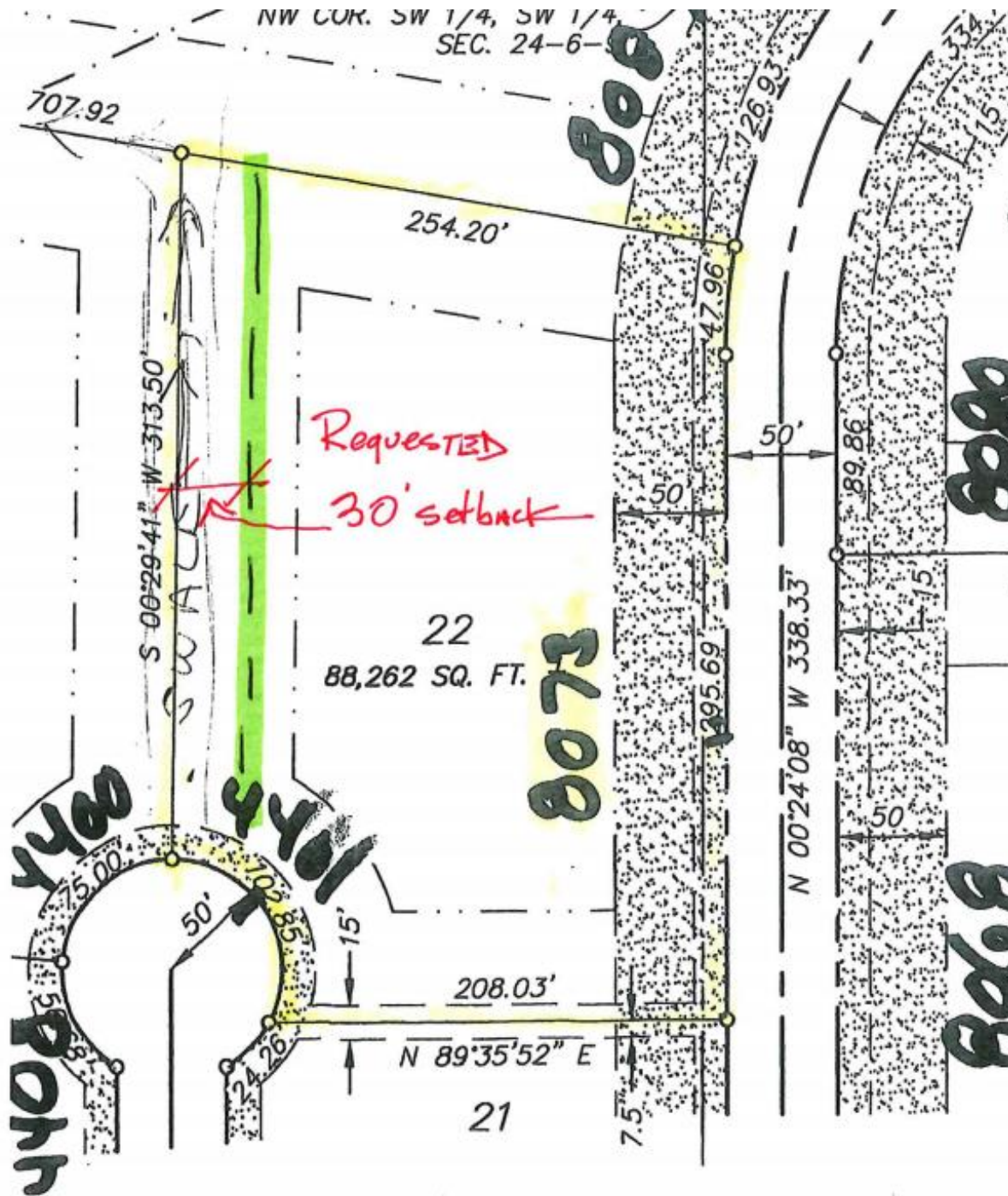


## Site Photos





Site Plan



## Narrative Statement

I am requesting a variance in order to construct a new home on a agriculture track of land 30ft instead of the required 50ft off of the West side of the property line.

Whenever I laid out the house using the 50' guideline that is required it pushed the east side of my house about 5' from the tree line. I would have to bulldoze a large area of my existing timber in order to make it work. I have already spoken with my adjacent neighbor and he did not have any objection to what I am requesting. If you have any questions or need a further explanation you can give me a call at 618 5810779.

3/31/2021

Cody Permy

**Attachment “A” – Letter of Support from Adjacent Property Owner**

The Cline household, of 4408 Wild Flower Rd is in favor of Z.B.A File number Z21-0022, allowing the change of 50ft to 30 ft, for 4401 Wild Flower Rd.

## RESOLUTION – Z21-0023

**WHEREAS**, on the 27<sup>th</sup> day of April 2021, a public hearing was held to consider the petition of Ashley Ernst Niemeier, 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. This is located in an “R-3” Single-Family Residential District in Alhambra Township at 6500 Dauderman Road, Alhambra, Illinois, County Board District #4, PIN# 07-1-11-12-00-000-007; 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 that the petition of Ashley Ernst Niemeier be **approved with conditions** as follows:

1. The Special Use Permit is granted for the sole usage of Ashley Ernst Niemeier and family. Any change of tenant or ownership will void the Special Use Permit.
2. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals in the Zoning Ordinance.
3. The owner’s/applicant’s failure to adhere to conditions of the Special Use Permit will cause revocation of the same and require immediate removal of the chickens, chicken coop, and chicken run.

**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/ Nick Petrillo  
Nick Petrillo

s/ Dalton Gray  
Dalton Gray

s/ Robert Pollard  
Robert Pollard

s/ Terry Eaker  
Terry Eaker

\_\_\_\_\_  
Bobby Ross

s/ Ryan Kneedler  
Ryan Kneedler

\_\_\_\_\_  
Victor Valentine

s/ Bill Meyer  
Bill Meyer

**BUILDING & ZONING COMMITTEE**  
**MAY 6, 2021**

## **Finding of Fact and Recommendations**

### **Hearing File Z21-0023**

Petition of Ashley Ernst Niemeier, 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. This is located in an “R-3” Single-Family Residential District in Alhambra Township at **6500 Dauderman Road, Alhambra**, Illinois, County Board District #4, PIN# 07-1-11-12-00-000-007

**Members Present:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Don Metzler

**Members Absent:** Sharon Sherrill

A **motion** was made by Mary Goode and **seconded** by Don Metzler that the petition of Ashley Ernst Niemeier be as follows: **Approved with conditions.**

1. This Special Use Permit is granted for the sole usage of Ashley Ernst Niemeier and family. Any change of tenant or ownership will void the Special Use Permit.
2. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
3. The owner’s/applicant’s failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the chickens, chicken coop, and chicken run.

**The Finding of Fact of the Board of Appeals:** **I.** The zoning file, Comprehensive Plan, 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.** Ashley Ernst Niemeier, applicant, said they are moving the chicken coop more towards the middle of the lawn by the big tree for a more convenient location, and they have added a fence around the coop.

Roll-call vote.

**Ayes to the motion:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Don Metzler

**Nays to the motion:** None

Whereupon the Chairman declared the motion duly adopted.

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Chairman, Madison County Zoning Board of Appeals

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Secretary, Zoning Administrator

## Zoning Board of Appeals Staff Report

**Application Number:** Z21-0023

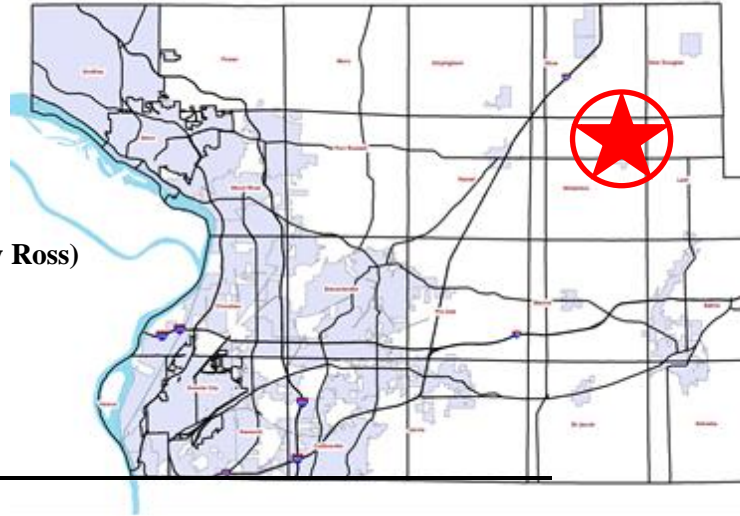
**Meeting Date:** April 27, 2021

**From:** Breana Buncher  
Planning Coordinator

**Location:** 6500 Dauderman Road  
Alhambra, Illinois  
County Board District #4 (Bobby Ross)  
PIN: 07-1-11-12-00-000-007

**Zoning Request:** Special Use Permit

**Description:** SUP to Keep Chickens (Hens Only)



### Proposal Summary

The applicant is Ashley Ernst Niemeier, owner of record. The applicant is requesting a Special Use Permit (SUP) as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance to have chickens on site. The subject property is zoned “R-3” Single-Family Residential and is located in Alhambra Township at 6500 Dauderman Road, Alhambra, County Board District #4. The Special Use Permit must be reviewed and approved by the Zoning Board of Appeals and County Board via the Building and Zoning Committee as per §93.176, Section A, Item 2 of the Madison County Zoning Ordinance.

### Planning Considerations

- Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Single-Family Dwelling	“R-3” Single-Family Dwelling
South	Single-Family Dwelling	Village of Alhambra
East	Row cropping	“A” Agricultural
West	Single-Family Dwelling	“R-3” Single-Family Residential

- Zoning History* – There have been no zoning requests in the past. In February 2021, the property owner was put under violation for having chickens on the property without an SUP. Approval of this request would resolve the violation.
- SUP for Domestic Farm Animals*– The applicant is requesting a Special Use Permit to keep 5 chickens on site. The applicant’s proposal meets all requirements for keeping chickens. The subject property, zoned “R-3,” is approximately 1 acre in size. The applicant states in her narrative statement on page 5 that the chickens are a learning opportunity for their children. The existing chicken coop is 8.5 feet by 7.5 feet (63.75 sq ft) in size with a 9 feet by 9 feet (81 sq ft) chicken run. This exceeds the 16 square feet of permeable land per chicken requirement. See page 3 for site photos and page 4 for the site plan.
- Conditions of Approval* – The ZBA has the authority to place additional Conditions of Approval of the Special Use Permit than those listed below. If the ZBA feels that a component of the domestic farm



animals will have a negative impact on adjoining properties, conditions can be added to the request to mitigate the impact, or the SUP request can be recommended for denial.

### **Staff Review**

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

1. In the past 13 years, there have been 8 requests for keeping chickens. All were approved.
2. The below Standards of Review for Special Use Permits should be taken into consideration for this request. If the ZBA feels that a component of the keeping of chickens at the subject property may have a negative impact on adjoining properties or the request does not meet the below Standards of Review, the ZBA has the authority to place additional conditions of approval to the SUP and variance or recommend denial of either or both variance requests or the SUP.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation.

### **Conditions of Approval**

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

1. This Special Use Permit is granted for the sole usage of Ashley Ernst Niemeier and family. Any change of tenant or ownership will void the Special Use Permit.
2. The owner/applicant shall keep the property in compliance with all Madison County Ordinances, including but not limited to §93.100 Domestic Farm Animals.
3. The owner's/applicant's failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the chickens, chicken coop, and chicken run.

### **Standard of Review for Special Use Permits**

Per §93.178, Section (F), Items 1-7 of the Madison County Zoning Ordinance, the Zoning Board of Appeals shall consider the following items when reviewing a 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 necessary for the public convenience at that location;
4. In the case of an existing nonconforming use, whether a special use permit would make the use more compatible with its surroundings;
5. Whether the application is designed, located, and proposed to be operated in a manner that protects the public health, safety, and welfare;
6. Whether the application will cause injury to the value of other property in the neighborhood in which it is located; and,
7. Whether the special use would be detrimental to the essential character of the district in which it is located.

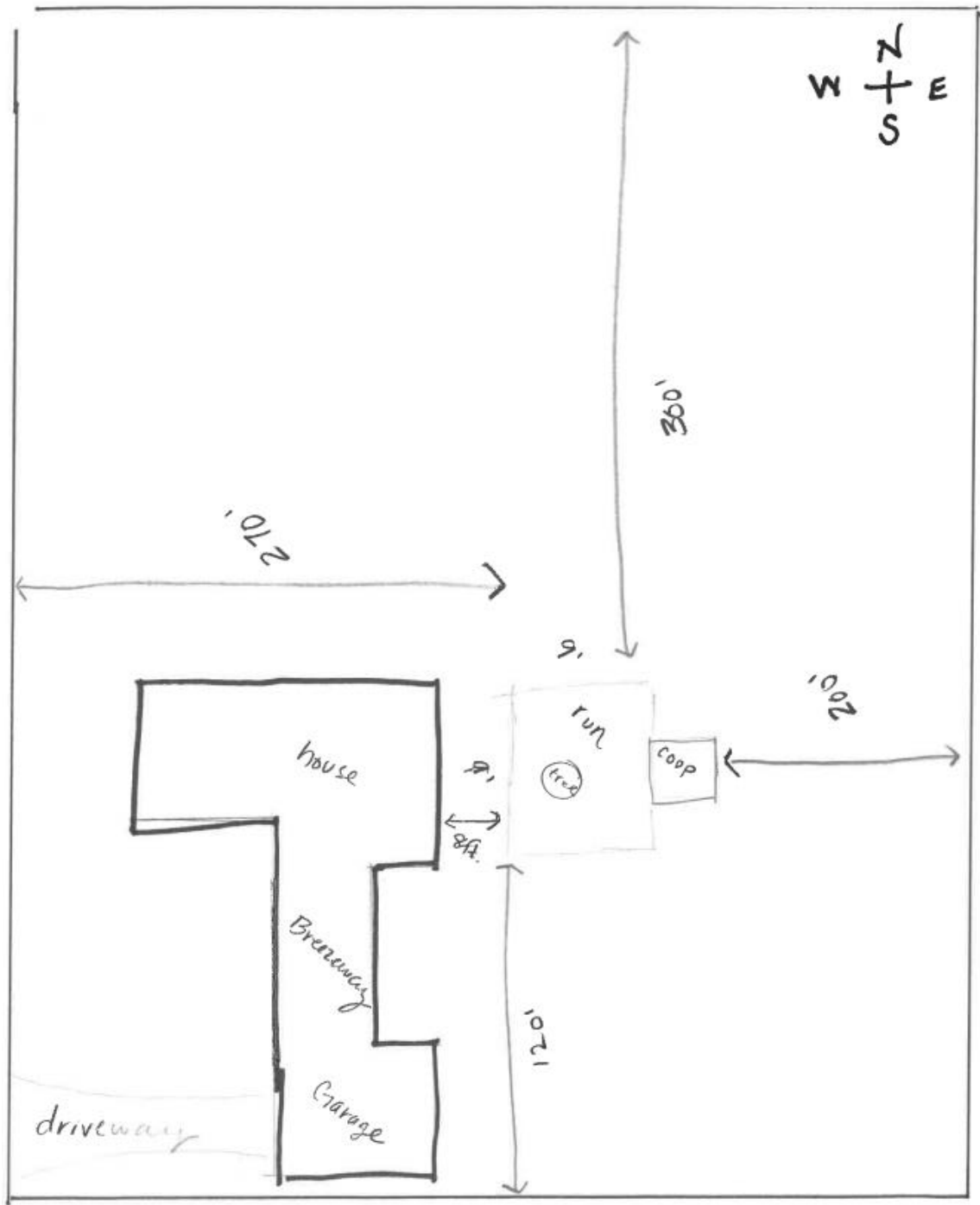
**Aerial Photograph**



**Site Photographs**



Site Plan



**Narrative Statement**

March 30, 2021

Madison County Planning and Development  
157 N Main Street  
Suite 254  
Edwardsville, IL 62025

To whom it may concern,

We are hereby requesting a special use permit for our property at 6500 Dauderman Rd, Alhambra, IL 62001 to allow **five** hens on our one acre property. The hens will be our pets used for eggs and a learning opportunity for our children.

Thank you,

A handwritten signature in cursive script that reads "Ashley Ernst". The signature is written in dark ink and includes a stylized star or flourish at the end.

Ashley Ernst

## RESOLUTION – Z21-0024

**WHEREAS**, on the 27<sup>th</sup> day of April 2021, a public hearing was held to consider the petition of Herschel and Janet McDowell, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to continue placement of a double-wide mobile home on site for the occupancy of Herschel and Janet McDowell for a period not to exceed 5 years. This is located in an “A” Agricultural District in Olive Township at 11743 Libbra Road, New Douglas, Illinois, County Board District #4, PIN# 08-1-05-24-00-000-009; 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 Herschel and Janet McDowell be **approved with conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Herschel and Janet McDowell for a period not to exceed 5 years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Herschel and Janet McDowell occupy the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new Special Use Permit once Herschel and Janet McDowell vacate the structure.

**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/ Nick Petrillo  
Nick Petrillo

s/ Dalton Gray  
Dalton Gray

s/ Robert Pollard  
Robert Pollard

s/ Terry Eaker  
Terry Eaker

\_\_\_\_\_  
Bobby Ross

s/ Ryan Kneedler  
Ryan Kneedler

\_\_\_\_\_  
Victor Valentine

s/ Bill Meyer  
Bill Meyer

**BUILDING & ZONING COMMITTEE**  
**MAY 6, 2021**

## **Finding of Fact and Recommendations**

### **Hearing File Z21-0024**

Petition of Herschel and Janet McDowell, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to continue placement of a double-wide mobile home on site for the occupancy of Herschel and Janet McDowell for a period not to exceed 5 years. This is located in an “A” Agricultural District in Olive Township at **11743 Libbra Road, New Douglas**, Illinois, County Board District #4, PIN# 08-1-05-24-00-000-009

**Members Present:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Don Metzler

**Members Absent:** Sharon Sherrill

A **motion** was made by Mary Goode and **seconded** by Don Metzler that the petition of Herschel & Janet McDowell be as follows: **Approved with conditions.**

1. This Special Use Permit is granted for the sole usage of Herschel & Janet McDowell and family for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Herschel & Janet McDowell and family occupy the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new special use permit once Herschel & Janet McDowell and family vacate the structure.

**The Finding of Fact of the Board of Appeals:** **I.** The zoning file, Comprehensive Plan, 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.** Herschel McDowell, applicant, said that he did not have anything to say.

Roll-call vote.

**Ayes to the motion:** Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Don Metzler

**Nays to the motion:** None

Whereupon the Chairman declared the motion duly adopted.

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Chairman, Madison County Zoning Board of Appeals

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Secretary, Zoning Administrator

## Zoning Board of Appeals Staff Report

**Application Number:** Z21-0024

**Meeting Date:** April 27, 2021

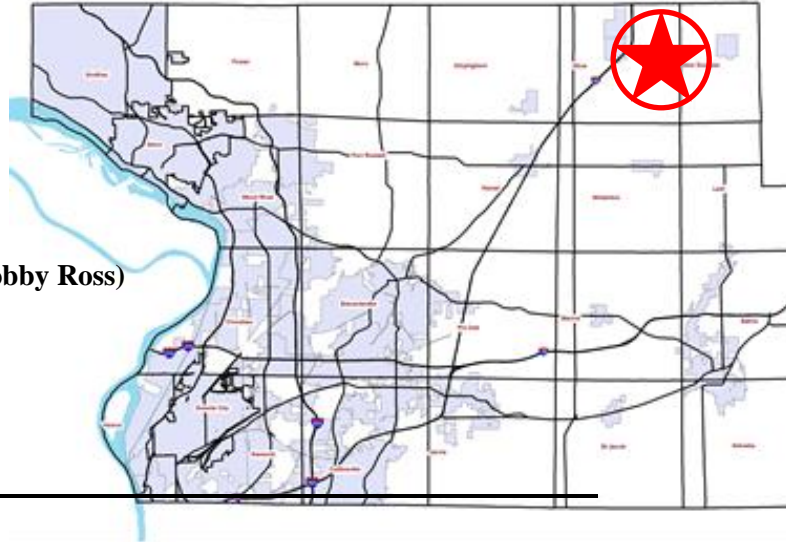
**From:** Breana Buncher  
Planning Coordinator

**Location:** 11743 Libbra Road  
New Douglas, IL  
County Board District #4 (Bobby Ross)

**PIN:** 08-1-05-24-00-000-009

**Zoning Request:** Special Use Permit

**Description:** Mobile Home Renewal



### Proposal Summary

The applicants and property owners are Herschel and Janet McDowell. The subject property, which is zoned “A” Agricultural District, is located at 11743 Libbra Road in Olive Township, County Board District #4. The applicants are requesting a Special Use Permit (SUP) as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance to continue placement of a double-wide mobile home on site for a period not to exceed 5 years. Herschel and Janet McDowell and family are the proposed occupants of the existing mobile home. 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 Considerations

- *Land Use and Zoning of Surrounding Properties*

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

- *Zoning History* – The most recent SUP request to continue placement for the existing mobile home was under a previous property owner from 2015. There are no outstanding violations on the property.
- *SUP Mobile Home Renewal* – The applicant is requesting to continue the placement of a double-wide mobile home on the subject property for the occupancy of Herschel and Janet McDowell and family. If the petition is approved, the applicants may continue placement of the mobile home on subject property for 5 years for the sole occupancy of Herschel and Janet McDowell and family. The subject property was last approved for continued placement of the mobile home in 2015, but a change in property ownership triggered the need for a new SUP. The subject property is located in low-density rural area. The applicant was not eligible for administrative review for the continued placement of the existing double-wide mobile home due to a change of ownership; however, the applicant will be eligible for administrative review for

continued placement after 5 years if there is not a change in occupancy or property ownership. 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) precedent, (2) standards of review and (3) public input.

1. Over the past 13 years, we have received over 300 requests for Special Use Permits for mobile homes, including both new placements and continued placements. Most were approved.
2. The below Standards of Review for Special Use Permits should be taken into consideration for this request. If the ZBA feels the request does not meet the below Standards of Review, the ZBA has the authority to place additional conditions of approval to the SUP or recommend denial of the request.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

### **Conditions of Approval**

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

1. This Special Use Permit is granted for the sole usage of Herschel & Janet McDowell and family for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Herschel & Janet McDowell and family occupy the structure, notwithstanding any violations, nuisance, or change in occupancy. The owner shall remove the mobile home from the site or apply for a new special use permit once Herschel & Janet McDowell and family vacate the structure.

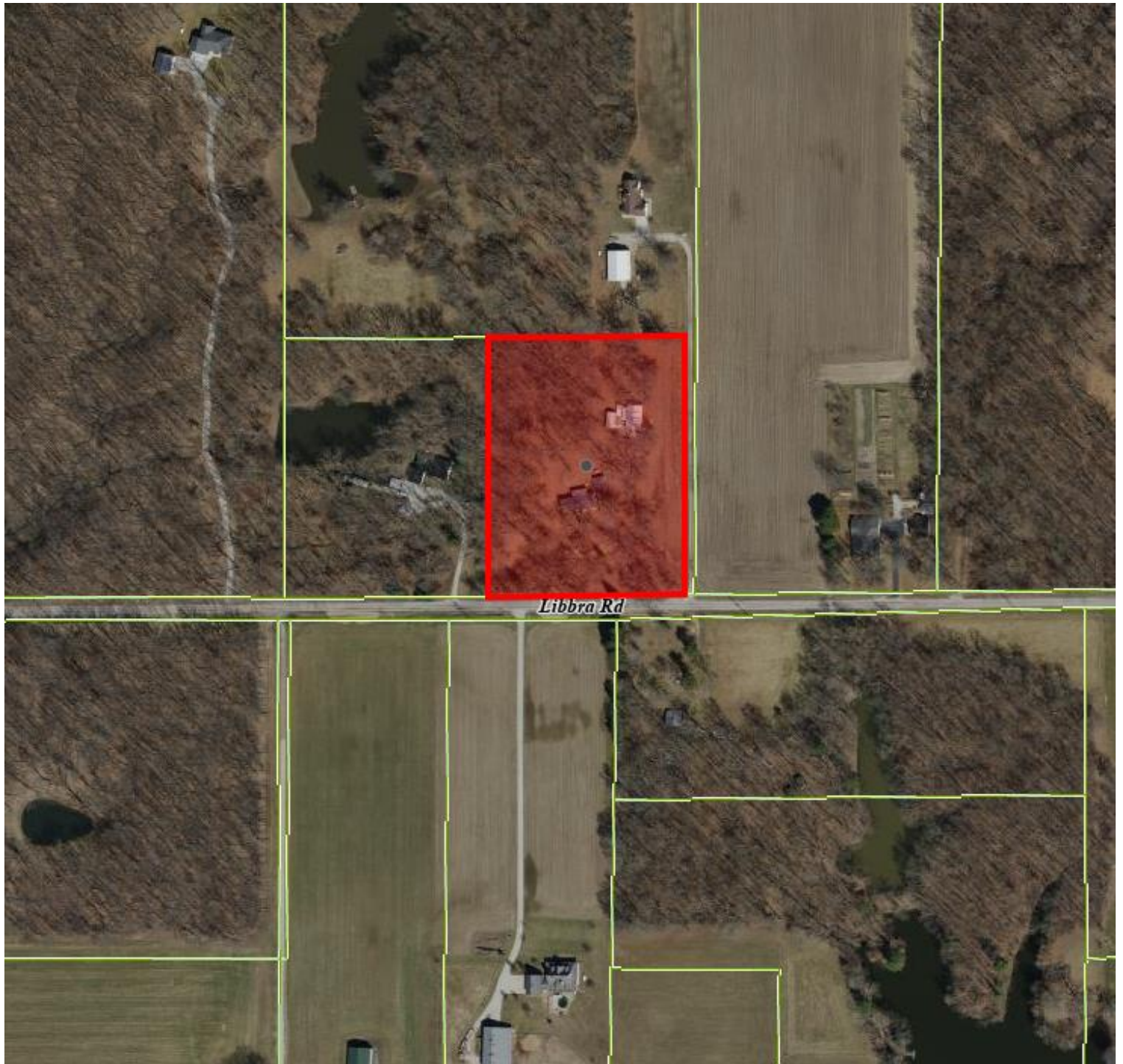
### **Standard of Review for Special Use Permits**

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

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



## Aerial Photograph

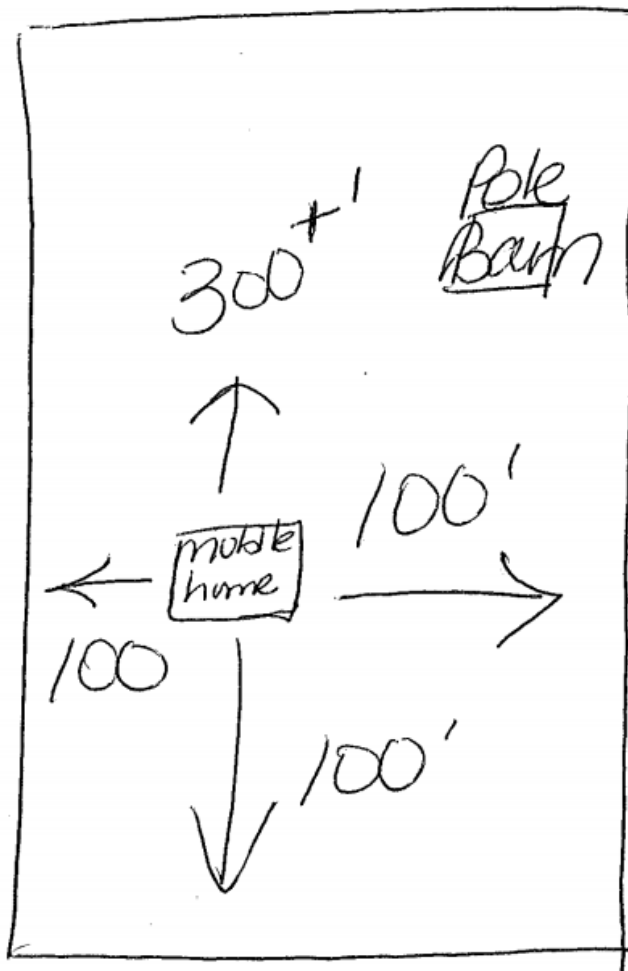


The subject property is outlined in red. Please note property lines may be skewed to imagery.

## Site Photographs



Site Plan



Libbra

**Narrative Statement**

We, Herschel & Janet McDowell  
are requesting a continuation  
of a special use permit for  
a double wide manufactured at

11743 Libbra RD, New Douglas  
We are new owners as of 2018.  
Occupants are Herschel & Janet  
only.

4/1/21

Janet & McDowell

**RESOLUTION APPROVING THE COLLECTIVE BARGAINING AGREEMENT BETWEEN  
THE MADISON COUNTY BOARD AND TEAMSTERS LOCAL UNION NO. 525**

**WHEREAS**, Teamsters Local Union No. 525, affiliated with the International Brotherhood of Teamsters (hereinafter, the “Union”) is the exclusive bargaining representative of for the Lead Animal Control Officer, Animal Control Officers and Kennel Helpers of Madison County employed in the Animal Control Department, and

**WHEREAS**, the Union and Madison County operate pursuant to a Collective Bargaining Agreement that expired November 30, 2020, and

**WHEREAS**, the Union and representatives of the Madison County Board have collectively bargained a successor Collective Bargaining Agreement in good faith, and

**WHEREAS**, the Union has ratified the proposed Collective Bargaining Agreement, and

**WHEREAS**, the representatives of the Madison County Board have recommended the Madison County Board ratify the negotiated Collective Bargaining Agreement, and

**WHEREAS**, the Madison County Board has reviewed and examined the recommended Collective Bargaining Agreement and has determined that it should be adopted as recommended.

**NOW, THEREFORE, BE IT RESOLVED** that the Madison County Board does hereby adopt and approve the Collective Bargaining Agreement between it and Teamsters Local Union No. 525, affiliated with the International Brotherhood of Teamsters, presented this \_\_\_\_ st day of \_\_\_\_\_, 2021, in accordance with the attached document.

Respectfully submitted,

\_\_\_\_\_  
Bill Meyer

\_\_\_\_\_  
Jamie Goggin

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

\_\_\_\_\_  
Chris Guy

\_\_\_\_\_  
Mike Walters

\_\_\_\_\_  
Erica Harriss

\_\_\_\_\_  
Mike Babcock

\_\_\_\_\_  
Heather Mueller-Jones

\_\_\_\_\_  
Eric Foster

\_\_\_\_\_  
Ryan Kneeder

**EXECUTIVE COMMITTEE  
MAY 19, 2021**

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

**RESOLUTION APPROVING THE COLLECTIVE BARGAINING AGREEMENT BETWEEN  
THE MADISON COUNTY BOARD AND TEAMSTERS LOCAL UNION NO. 525**

**WHEREAS**, Teamsters Local Union No. 525, affiliated with the International Brotherhood of Teamsters (hereinafter, the “Union”) is the exclusive bargaining representative of for the Chauffeurs, Operators, Mechanics, and Laborers of Madison County employed in the Highway Department, and

**WHEREAS**, the Union and Madison County operate pursuant to a Collective Bargaining Agreement that expired November 30, 2020, and

**WHEREAS**, the Union and representatives of the Madison County Board have collectively bargained a successor Collective Bargaining Agreement in good faith, and

**WHEREAS**, the Union has ratified the proposed Collective Bargaining Agreement, and

**WHEREAS**, the representatives of the Madison County Board have recommended the Madison County Board ratify the negotiated Collective Bargaining Agreement, and

**WHEREAS**, the Madison County Board has reviewed and examined the recommended Collective Bargaining Agreement and has determined that it should be adopted as recommended.

**NOW, THEREFORE, BE IT RESOLVED** that the Madison County Board does hereby adopt and approve the Collective Bargaining Agreement between it and Teamsters Local Union No. 525, affiliated with the International Brotherhood of Teamsters, presented this \_\_\_\_st day of \_\_\_\_\_, 2021, in accordance with the attached document.

Respectfully submitted,

\_\_\_\_\_  
Bill Meyer

\_\_\_\_\_  
Jamie Goggin

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

\_\_\_\_\_  
Chris Guy

\_\_\_\_\_  
Mike Walters

\_\_\_\_\_  
Erica Harriss

\_\_\_\_\_  
Mike Babcock

\_\_\_\_\_  
Heather Mueller-Jones

\_\_\_\_\_  
Eric Foster

\_\_\_\_\_  
Ryan Kneedler

**EXECUTIVE COMMITTEE  
MAY 19, 2021**

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



**SUMMARY REPORT OF CLAIMS AND TRANSFERS**  
**April**

Mr. Chairman and Members of the County Board:

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

<b>FUND TYPE</b>	<b>PAYROLL</b>	<b>CLAIMS</b>
	<b>04/01/2021, 04/16/21, 04/30/2021</b>	<b>04/30/21</b>
GENERAL	\$ 3,764,401.22	\$ 831,332.59
SPECIAL REVENUE	2,323,203.25	3,941,847.64
DEBT SERVICE	0.00	0.00
CAPITAL PROJECT	0.00	166,835.42
ENTERPRISE	84,972.98	123,972.00
INTERNAL SERVICE	45,171.30	1,031,434.03
COMPONENT UNIT	0.00	0.00
<b>GRAND TOTAL</b>	<b>\$ 6,217,748.75</b>	<b>\$ 6,095,421.68</b>

**FY 2021 EQUITY TRANSFERS**

**FROM/**

**TO/**

**Special Revenue Fund/**

**Special Revenue Fund/**

Com. Dev. Dept. Control Fund

2020 Emergency Solutions Grant

\$ 4,810.57

s/ David Michael

s/ Chris Guy

David W. Michael

s/ Ryan Kneedler

Madison County Auditor

s/ Jamie Goggin

May 19, 2021

s/ Erica Harriss

s/ Robert Pollard

s/ Gussie Glasper

**FINANCE & GOV'T OPERATIONS COMMITTEE**

**RESOLUTION AUTHORIZING SETTLEMENT  
OF A WORKERS' COMPENSATION CLAIM  
FILE #: 20-005**

**WHEREAS**, Madison County has established a set of procedures for the payment of Workers' Compensation claims; and

**WHEREAS**, these procedures specifically state that any payment in excess of \$20,000 shall be approved by the County Board; and

**WHEREAS**, this full and final settlement in the amount of \$30,000 represents approximately 7.2% of a man as a whole;

**WHEREAS**, this settlement has been approved by the claimant, by the Director of Safety & Risk Management, by the Legal Counsel for the Workers' Compensation Program, by the Finance and Government Operations Committee and by the Workers' Compensation Commission;

**NOW, THEREFORE BE IT RESOLVED**, that the Madison County Board authorizes the full and final settlement of File #: 20-005 in the amount of \$30,000.

Respectfully submitted by,

s/ Chris Guy  
s/ Ryan Kneedler  
s/ Jamie Goggin  
s/ Erica Harriss  
s/ Robert Pollard  
s/ Gussie Glasper

**FINANCE AND GOVERNMENT OPERATIONS COMMITTEE**

sjp  
5/6/21  
2021-005

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE FURTHER AMENDING ORDINANCE NO. 2014-10  
TO AMEND TERRITORY AND EXPAND THE SOUTHWESTERN MADISON COUNTY  
ENTERPRISE ZONE**

**WHEREAS**, on November 19, 2014 the County Board for the County of Madison, Illinois (the “County”) passed Ordinance Number 2014-10 titled "An Ordinance Establishing an Enterprise Zone Within the County of Madison" (“the Original Ordinance”). Said Enterprise Zone encompasses portions of the County of Madison, the City of Madison, the City of Granite City, and the City of Venice;

**WHEREAS**, pursuant to 20 ILCS 655/1 et. seq. (formerly Ill. Rev. Stat. 1991, ch. 67 1/2, Section 601 et. seq.) (the "Act"), the State of Illinois authorized the creation of enterprise zones, together with certain incentive programs;

**WHEREAS**, pursuant to the Act, the County of Madison, Illinois (the “County”) created the Southwestern Madison County Enterprise Zone, which includes certain real estate located in the County, the City of Granite City, Illinois (“Granite City”), and the City of Madison, Illinois (“Madison”), and the City of Venice, Illinois (“Venice”)(the "Municipalities");

**WHEREAS**, the Illinois Department of Commerce and Economic Opportunity (“DCEO”) has approved and certified said Enterprise Zone pursuant to Section 5.3 of the Illinois Enterprise Zone Act, as amended (20 ILCS 655/1 et seq.) (the “Act”), to commence January 1, 2016;

**WHEREAS**, on August 17, 2016 the County Board of the County of Madison, Illinois passed Ordinance Number 2016-07 titled “An Ordinance Further Amending Ordinance Number 2014-10 to Add XXX Land Development’s Proposed Project in Madison to the Southwestern Madison County Enterprise Zone,” so as to amend and add territory to the Southwestern Madison County Enterprise Zone;

**WHEREAS**, the County Board of the County of Madison, Illinois has found it appropriate to further amend Ordinance Number 2014-10 so as to amend and add territory to the Southwestern Madison County Enterprise Zone;

**WHEREAS**, the Municipalities and County has determined that it is necessary and in the best interest of the Municipalities and economic development interests countywide, to further add new property to the Southwestern Madison County Enterprise Zone as described in Exhibit A;

**WHEREAS**, the Municipalities are requesting amendments to the Enterprise Zone territory be made so, the new property that is developed will receive all the state and local amenities provided by the present enterprise zone;

**WHEREAS**, a public hearing was held at 9:00 A.M. on Thursday, March 25, 2021 in the Granite City Hall, located at 2000 Edison Avenue, Granite City, Illinois; where pertinent information concerning an amendment to the territory was presented; and

**NOW, THEREFORE, BE IT ORDAINED** by the Chairman and County Board of the County of Madison, Illinois as follows:

- (1) That the County Board of the County of Madison hereby approves, subject to the passage of comparable ordinances by the Municipalities, County of Madison and subject to the approval of the Illinois Department of Commerce and Economic Opportunity; the expansion of the

Southwestern Madison County Enterprise Zone to include the property identified in Exhibit A hereby incorporated by reference;

- (2) That the County Board of the County of Madison, subject to the passage of comparable ordinances by the city council of the Municipalities, County of Madison, and subject to the approval of the Illinois Department of Commerce and Economic Opportunity hereby approves the new boundary description of the enterprise zone as identified in Exhibit B hereto;
- (3) That the County of Madison will provide all local benefits and amenities in the expanded territory as is currently being accorded to inhabitants of the Southwestern Madison County Enterprise Zone;
- (4) The County Board Chairman, if applicable, is authorized to execute an Amended Enterprise Zone Intergovernmental Agreement.
- (5) In the event any section or provision of this Ordinance shall be held unconstitutional or invalid by any Court, in whole or in part, such holding shall not affect the validity of this Ordinance or any remaining part of this Ordinance, other than the part held unconstitutional or invalid;
- (6) All ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies;
- (7) Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein;
- (8) In all or other respects the original Ordinance, adopted on November 9, 2014, shall remain in full force and effect; and,
- (9) This Ordinance is effective upon its passage by the City Council, approval by the Mayor, and publication according to law.

Passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2021.

Ayes: Foster, Kuhn, Malone, Pace, Meyer, Harriss, Mueller-Jones, Dalton, Wiehardt

Nays: None

Absent: Valentine

\_\_\_\_\_  
KURT PRENZLER, CHAIRMAN

ATTEST:

\_\_\_\_\_  
DEBRA D. MING-MENDOZA, COUNTY CLERK

## **EXHIBIT A**

### **ADDITION TO SOUTHWESTERN MADISON COUNTY ENTERPRISE ZONE BOUNDARY DESCRIPTION**

BEGINNING AT A THE SOUTHWEST CORNER OF LOT 18 IN FRANK'S SUBDIVISION IN PLAT BOOK 13 PAGE 21 AND THE EAST R.O.W. OF NAMEOKI ROAD LOCATED IN SECTION 8, TOWNSHIP 3 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, PIN# 22-2-20-08-19-401-009; THENCE NORTHERLY ALONG THE EAST R.O.W. OF NAMEOKI ROAD AND THE NORTHERLY EXTENSION TO THE INTERSECTION WITH THE NORTH R.O.W. OF JOHNSON ROAD; THENCE WEST ALONG THE WESTERLY EXTENSION OF THE NORTH R.O.W. OF JOHNSON ROAD TO THE NORTH R.O.W. LINE; THENCE WESTERLY ALONG SAID R.O.W. TO THE MOST SOUTHERLY POINT OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2004R54372; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT AND THE NORTHERLY EXTENSION TO THE INTERSECTION WITH A TRACT OF LAND DESCRIBED IN DOCUMENT 2006R38319; THENCE WESTERLY AND NORTHEASTERLY ALONG SAID TRACT TO THE SOUTHEAST CORNER OF A 1.73 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT 2006R38319; THENCE NORTHERLY ALONG SAID TRACT APPROXIMATELY 39.43' MORE OR LESS TO A POINT; THENCE WEST AND NORTHEASTERLY ALONG SAID TRACT AND THE NORTHEASTERLY EXTENSION TO THE INTERSECTION WITH THE WEST LINE OF A TRACT CONVEYED TO MIDWEST PETROLEUM IN DOCUMENT 2005R31246; THENCE NORTHERLY ALONG SAID WEST LINE AND THE NORTHERLY EXTENSION TO A POINT THAT IS 8 FEET SOUTH OF THE CENTERLINE OF WEST PONTOON ROAD; THENCE WEST AND PARALLEL TO THE CENTERLINE OF WEST PONTOON ROAD TO THE INTERSECTION WITH THE EXISTING SOUTHWESTERN ENTERPRISE ZONE BOUNDARY; THENCE NORTHERLY 8 FEET TO THE CENTERLINE OF WEST PONTOON ROAD; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID MIDWEST PETROLEUM TRACT; THENCE NORTH TO THE NORTH R.O.W. OF WEST PONTOON ROAD; THENCE EAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST R.O.W. LINE OF NAMEOKI ROAD; THENCE SOUTHERLY ALONG SAID WEST R.O.W. TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2005R09024; THENCE EASTERLY ALONG SAID LINE AND THE NORTH LINE OF SAID TRACT AND THE EASTERLY EXTENSION TO THE WEST LINE OF A TRACT OWNED BY MCDONALD'S CORPORATION IN BOOK 2445, PAGE 686; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF A TRACT OF LAND OWNED BY MCDONALD'S CORPORATION IN BOOK 3592, PAGE 773; THENCE NORTHERLY, WESTERLY, NORTHERLY AND EASTERLY ALONG SAID TRACT TO THE NORTHEAST CORNER THEREOF; THENCE EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT TO THE WEST R.O.W. OF TERRACE LANE; THENCE SOUTHERLY ALONG SAID R.O.W. TO THE NORTH R.O.W. OF JOHNSON ROAD; THENCE WEST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF BELLEMORE VILLAGE SUBDIVISION, PLAT BOOK 24, PAGE 15; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF SAID SUBDIVISION TO THE NORTH R.O.W. OF JILL AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST R.O.W. OF MYRTLE AVE; THENCE SOUTHERLY ALONG SAID EXTENSION AND WEST R.O.W. TO THE NORTHEAST CORNER OF LOT 94 IN THE FIRST ADDITION TO BELLEMORE VILLAGE, PLAT BOOK 26, PAGE 7; THENCE WESTERLY AND SOUTHERLY ALONG SAID LOT 94 AND THE SOUTHERLY EXTENSION OF THE WEST LINE SAID SUBDIVISION TO THE NORTH R.O.W. OF SAINT CLAIR AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE POINT OF BEGINNING.

ALSO INCLUDING:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 IN HARRINGTON PLACE SUBDIVISION, PLAT BOOK 5 PAGE 49 LOCATED IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY ILLINOIS, PIN# 21-2-19-35-08-202-016, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH LINE OF BROADWAY AND THE EAST LINE OF ORIOLE STREET; THENCE NORTHWESTERLY ALONG THE WEST LINE OF LOT 12 AND THE NORTHERLY EXTENSION TO THE NORTH LINE OF THE ALLEY; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID ALLEY AND THE NORTHEASTERLY EXTENSION TO THE NORTHWEST CORNER OF LOT 54 IN BLOCK 7 OF GUY OVERALL GODDARD FIRST ADDITION, PLAT BOOK 6 PAGE 73; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID BLOCK 7 AND THE NORTHEASTERLY EXTENSION TO THE EAST R.O.W. OF MCKINLEY AVENUE; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE EAST R.O.W. OF MCKINLEY AVE TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 596 PAGE 92, SAID POINT ALSO INTERSECTS THE WEST LINE OF THE EXISTING SOUTHWEST ENTERPRISE ZONE; THENCE SOUTHERLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID ENTERPRISE ZONE TO THE SOUTH R.O.W. OF WASHINGTON AVENUE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE WEST R.O.W. OF 7TH STREET; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID 7TH STREET AND THE SOUTHERLY EXTENSION TO THE SOUTH R.O.W. OF FILLMORE AVE; THENCE SOUTHWESTERLY ALONG THE SOUTH R.O.W. OF SAID FILLMORE AVE TO THE WEST R.O.W. OF KLEIN AVE; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4432, PAGE 1467, SAID POINT ALSO INTERSECTS THE EXISTING ENTERPRISE ZONE BOUNDARY; THENCE SOUTHWESTERLY ALONG SAID TRACT AND SAID ENTERPRISE ZONE BOUNDARY TO THE EAST R.O.W. OF 4TH STREET, ALSO KNOWN AS ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE SOUTHEASTERLY R.O.W. OF LINCOLN STREET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY R.O.W. OF SAID LINCOLN STREET TO THE NORTHEAST CORNER OF LOT 41 IN KNOX & SMITH'S 3RD ADDITION, PLAT BOOK 6, PAGE 47; THENCE NORTH TO A POINT ON THE NORTHEASTERLY R.O.W. OF 6TH STREET AND NORTHWESTERLY R.O.W. OF LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG SAID 6TH STREET TO THE INTERSECTION WITH THE SOUTH R.O.W. OF BROADWAY; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

ALSO INCLUDING:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 6 IN MOORE'S 1ST ADDITION TO UPPER BROOKLYN IN PLAT BOOK 22 PAGE 53 LOCATED IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS AND THE COUNTY LINE BETWEEN MADISON COUNTY AND ST. CLAIR COUNTY; THENCE IN A NORTHEASTERLY DIRECTION TO THE EAST LINE OF LOT 6; THEN NORTHWESTERLY ALONG THE EAST LINE OF SAID MOORE'S 1ST ADDITION TO UPPER BROOKLYN TO THE MOST NORTHERN POINT OF A TRACT OF LAND CONVEYED TO COMMUNITY UNIT SCHOOL DISTRICT NO. 128 IN BOOK 1489, PAGE 335; THENCE SOUTHWESTERLY 188 FEET ALONG SAID TRACT TO THE INTERSECTION WITH THE NORTHEASTERLY R.O.W. LINE OF 4TH STREET; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO A POINT OF INTERSECTION WITH A 60 FT. STRIP OF LAND RUNNING EAST TO WEST AS DESCRIBED IN BOOK 266 PAGE 205; THENCE ALONG SAID 60 FT STRIP, WESTERLY, NORTHWESTERLY AND EASTERLY TO THE POINT OF INTERSECTION WITH THE EAST R.O.W. OF 4TH STREET; THENCE NORTHWESTERLY AND NORTH ALONG SAID R.O.W. OF 4TH STREET (ROUTE 3), TO A POINT ON THE WEST LINE OF OUT LOT F OF KNOX SMITH 3RD ADDITION IN PLAT BOOK 6 PAGE



47, AND THE SOUTH LINE OF THE TERMINAL RAILROAD ASSOCIATION PROPERTY AS DESCRIBED IN BOOK 575 PAGE 515; SAID POINT ALSO INTERSECTS THE EXISTING SOUTHWEST ENTERPRISE ZONE BOUNDARY; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST ENTERPRISE ZONE TO THE INTERSECTION WITH THE WEST LINE OF A TRACT DESCRIBED IN BOOK 2047 PAGE 133; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID TRACT TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF US SURVEY 620, CLAIM 485; THENCE SOUTHWESTERLY ALONG SAID SURVEY/CLAIM TO THE NORTHWEST CORNER OF A 13.75 ACRE TRACT DESCRIBED IN BOOK 266, PAGE 620; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID TRACT 1,046 FEET TO A POINT; THENCE NORTHEASTERLY AT A 90 DEGREE ANGLE TO THE INTERSECTION WITH THE WEST LINE OF THE ILLINOIS TERMINAL RAILROAD R.O.W.; THENCE SOUTHWESTERLY ALONG SAID R.O.W. APPROXIMATELY 62 FT TO A POINT; SAID POINT ALSO INTERSECTS THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 433, PAGE 586; THENCE SOUTHWESTERLY ALONG SAID EASTERLY EXTENSION APPROXIMATELY 120' MORE OR LESS TO A POINT; THENCE SOUTHEASTERLY AT A 90 DEGREE ANGLE TO THE INTERSECTION WITH THE WEST LINE OF SAID ILLINOIS TERMINAL RAILROAD R.O.W.; THENCE SOUTHWESTERLY ALONG SAID R.O.W. LINE TO THE COUNTY LINE BETWEEN MADISON COUNTY AND ST. CLAIR COUNTY; THENCE WESTERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

**EXHIBIT B**  
**SOUTHWESTERN MADISON COUNTY ENTERPRISE ZONE**  
**BOUNDARY DESCRIPTION**

**ENTERPRISE ZONE BOUNDARY AMENDMENT #2**

BEGINNING AT A THE SOUTHWEST CORNER OF LOT 18 IN FRANK'S SUBDIVISION IN PLAT BOOK 13 PAGE 21 AND THE EAST R.O.W. OF NAMEOKI ROAD LOCATED IN SECTION 8, TOWNSHIP 3 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, PIN# 22-2-20-08-19-401-009; THENCE NORTHERLY ALONG THE EAST R.O.W. OF NAMEOKI ROAD AND THE NORTHERLY EXTENSION TO THE INTERSECTION WITH THE NORTH R.O.W. OF JOHNSON ROAD; THENCE WEST ALONG THE WESTERLY EXTENSION OF THE NORTH R.O.W. OF JOHNSON ROAD TO THE NORTH R.O.W. LINE; THENCE WESTERLY ALONG SAID R.O.W. TO THE MOST SOUTHERLY POINT OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2004R54372; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT AND THE NORTHERLY EXTENSION TO THE INTERSECTION WITH A TRACT OF LAND DESCRIBED IN DOCUMENT 2006R38319; THENCE WESTERLY AND NORTHEASTERLY ALONG SAID TRACT TO THE SOUTHEAST CORNER OF A 1.73 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT 2006R38319; THENCE NORTHERLY ALONG SAID TRACT APPROXIMATELY 39.43' MORE OR LESS TO A POINT; THENCE WEST AND NORTHEASTERLY ALONG SAID TRACT AND THE NORTHEASTERLY EXTENSION TO THE INTERSECTION WITH THE WEST LINE OF A TRACT CONVEYED TO MIDWEST PETROLEUM IN DOCUMENT 2005R31246; THENCE NORTHERLY ALONG SAID WEST LINE AND THE NORTHERLY EXTENSION TO A POINT THAT IS 8 FEET SOUTH OF THE CENTERLINE OF WEST PONTOON ROAD; THENCE WEST AND PARALLEL TO THE CENTERLINE OF WEST PONTOON ROAD TO THE INTERSECTION WITH THE EXISTING SOUTHWESTERN ENTERPRISE ZONE BOUNDARY; THENCE NORTHERLY 8 FEET TO THE CENTERLINE OF WEST PONTOON ROAD; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID MIDWEST PETROLEUM TRACT; THENCE NORTH TO THE NORTH R.O.W. OF WEST PONTOON ROAD; THENCE EAST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST R.O.W. LINE OF NAMEOKI ROAD; THENCE SOUTHERLY ALONG SAID WEST R.O.W. TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2005R09024; THENCE EASTERLY ALONG SAID LINE AND THE NORTH LINE OF SAID TRACT AND THE EASTERLY EXTENSION TO THE WEST LINE OF A TRACT OWNED BY MCDONALD'S CORPORATION IN BOOK 2445, PAGE 686; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF A TRACT OF LAND OWNED BY MCDONALD'S CORPORATION IN BOOK 3592, PAGE 773; THENCE NORTHERLY, WESTERLY, NORTHERLY AND EASTERLY ALONG SAID TRACT TO THE NORTHEAST CORNER THEREOF; THENCE EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT TO THE WEST R.O.W. OF TERRACE LANE; THENCE SOUTHERLY ALONG SAID R.O.W. TO THE NORTH R.O.W. OF JOHNSON ROAD; THENCE WEST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF BELLEMORE VILLAGE SUBDIVISION, PLAT BOOK 24, PAGE 15; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF SAID SUBDIVISION TO THE NORTH R.O.W. OF JILL AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST R.O.W. OF MYRTLE AVE; THENCE SOUTHERLY ALONG SAID EXTENSION AND WEST R.O.W. TO THE NORTHEAST CORNER OF LOT 94 IN THE FIRST ADDITION TO BELLEMORE VILLAGE, PLAT BOOK 26, PAGE 7; THENCE WESTERLY AND SOUTHERLY ALONG SAID LOT 94 AND THE SOUTHERLY EXTENSION OF THE WEST LINE SAID SUBDIVISION TO THE NORTH R.O.W. OF SAINT CLAIR AVENUE; THENCE WEST ALONG SAID R.O.W. TO THE POINT OF BEGINNING.

ALSO INCLUDING:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 IN HARRINGTON PLACE SUBDIVISION, PLAT BOOK 5 PAGE 49 LOCATED IN SECTION 35, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY ILLINOIS, PIN# 21-2-19-35-08-202-016, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH LINE OF BROADWAY AND THE EAST LINE OF ORIOLE STREET; THENCE NORTHWESTERLY ALONG THE WEST LINE OF LOT 12 AND THE NORTHERLY EXTENSION TO THE NORTH LINE OF THE ALLEY; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID ALLEY AND THE NORTHEASTERLY EXTENSION TO THE NORTHWEST CORNER OF LOT 54 IN BLOCK 7 OF GUY OVERALL GODDARD FIRST ADDITION, PLAT BOOK 6 PAGE 73; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID BLOCK 7 AND THE NORTHEASTERLY EXTENSION TO THE EAST R.O.W. OF MCKINLEY AVENUE; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE EAST R.O.W. OF MCKINLEY AVE TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 596 PAGE 92, SAID POINT ALSO INTERSECTS THE WEST LINE OF THE EXISTING SOUTHWEST ENTERPRISE ZONE; THENCE SOUTHERLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID ENTERPRISE ZONE TO THE SOUTH R.O.W. OF WASHINGTON AVENUE; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE WEST R.O.W. OF 7TH STREET; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID 7TH STREET AND THE SOUTHERLY EXTENSION TO THE SOUTH R.O.W. OF FILLMORE AVE; THENCE SOUTHWESTERLY ALONG THE SOUTH R.O.W. OF SAID FILLMORE AVE TO THE WEST R.O.W. OF KLEIN AVE; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4432, PAGE 1467, SAID POINT ALSO INTERSECTS THE EXISTING ENTERPRISE ZONE BOUNDARY; THENCE SOUTHWESTERLY ALONG SAID TRACT AND SAID ENTERPRISE ZONE BOUNDARY TO THE EAST R.O.W. OF 4TH STREET, ALSO KNOWN AS ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE SOUTHEASTERLY R.O.W. OF LINCOLN STREET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY R.O.W. OF SAID LINCOLN STREET TO THE NORTHEAST CORNER OF LOT 41 IN KNOX & SMITH'S 3RD ADDITION, PLAT BOOK 6, PAGE 47; THENCE NORTH TO A POINT ON THE NORTHEASTERLY R.O.W. OF 6TH STREET AND NORTHWESTERLY R.O.W. OF LINCOLN AVENUE; THENCE NORTHWESTERLY ALONG SAID 6TH STREET TO THE INTERSECTION WITH THE SOUTH R.O.W. OF BROADWAY; THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

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BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 6 IN MOORE'S 1ST ADDITION TO UPPER BROOKLYN IN PLAT BOOK 22 PAGE 53 LOCATED IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS AND THE COUNTY LINE BETWEEN MADISON COUNTY AND ST. CLAIR COUNTY; THENCE IN A NORTHEASTERLY DIRECTION TO THE EAST LINE OF LOT 6; THEN NORTHWESTERLY ALONG THE EAST LINE OF SAID MOORE'S 1ST ADDITION TO UPPER BROOKLYN TO THE MOST NORTHERN POINT OF A TRACT OF LAND CONVEYED TO COMMUNITY UNIT SCHOOL DISTRICT NO. 128 IN BOOK 1489, PAGE 335; THENCE SOUTHWESTERLY 188 FEET ALONG SAID TRACT TO THE INTERSECTION WITH THE NORTHEASTERLY R.O.W. LINE OF 4TH STREET; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO A POINT OF INTERSECTION WITH A 60 FT. STRIP OF LAND RUNNING EAST TO WEST AS DESCRIBED IN BOOK 266 PAGE 205; THENCE ALONG SAID 60 FT STRIP, WESTERLY, NORTHWESTERLY AND EASTERLY TO THE POINT OF INTERSECTION WITH THE EAST R.O.W. OF 4TH STREET; THENCE NORTHWESTERLY AND NORTH ALONG SAID R.O.W. OF 4TH STREET (ROUTE 3), TO A POINT ON THE WEST LINE OF OUT LOT F OF KNOX SMITH 3RD ADDITION IN PLAT BOOK 6 PAGE

47, AND THE SOUTH LINE OF THE TERMINAL RAILROAD ASSOCIATION PROPERTY AS DESCRIBED IN BOOK 575 PAGE 515; SAID POINT ALSO INTERSECTS THE EXISTING SOUTHWEST ENTERPRISE ZONE BOUNDARY; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST ENTERPRISE ZONE TO THE INTERSECTION WITH THE WEST LINE OF A TRACT DESCRIBED IN BOOK 2047 PAGE 133; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID TRACT TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF US SURVEY 620, CLAIM 485; THENCE SOUTHWESTERLY ALONG SAID SURVEY/CLAIM TO THE NORTHWEST CORNER OF A 13.75 ACRE TRACT DESCRIBED IN BOOK 266, PAGE 620; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID TRACT 1,046 FEET TO A POINT; THENCE NORTHEASTERLY AT A 90 DEGREE ANGLE TO THE INTERSECTION WITH THE WEST LINE OF THE ILLINOIS TERMINAL RAILROAD R.O.W.; THENCE SOUTHWESTERLY ALONG SAID R.O.W. APPROXIMATELY 62 FT TO A POINT; SAID POINT ALSO INTERSECTS THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 433, PAGE 586; THENCE SOUTHWESTERLY ALONG SAID EASTERLY EXTENSION APPROXIMATELY 120' MORE OR LESS TO A POINT; THENCE SOUTHEASTERLY AT A 90 DEGREE ANGLE TO THE INTERSECTION WITH THE WEST LINE OF SAID ILLINOIS TERMINAL RAILROAD R.O.W.; THENCE SOUTHWESTERLY ALONG SAID R.O.W. LINE TO THE COUNTY LINE BETWEEN MADISON COUNTY AND ST. CLAIR COUNTY; THENCE WESTERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

#### ENTERPRISE ZONE BOUNDARY AMENDMENT #1

PART OF THE U.S. SURVEY 621, CLAIM 1838, TOWNSHIP 3 NORTH, RANGE 9 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AT THE SOUTHEAST CORNER OF U.S. SURVEY 621, CLAIM 1838; THENCE SOUTH 47 DEGREES 06 MINUTES 00 SECONDS WEST (BASED ON GRID NORTH, ILLINOIS STATE PLAN COORDINATE SYSTEM, WEST ZONE) ALONG THE SOUTHEAST LINE OF SAID U.S. SURVEY 575.06 FEET TO THE EAST RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 4 (ALSO KNOWN AS ALTERNATE ROUTE 67); THENCE ALONG A NONTANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1153.20 FEET AND A CHORD WHICH BEARS NORTH 55 DEGREES 52 MINUTES 46 SECONDS WEST 531.34 FEET, AN ARC DISTANCE OF 536.16 FEET; THENCE NORTH 42 DEGREES 33 MINUTES 37 SECONDS WEST ALONG SAID EAST LINE 1031.42 FEET TO THE EAST RIGHT OF WAY LINE OF FEDERAL AID ROUTE 4 (ALSO KNOWN AS ILLINOIS HIGHWAY 203) AS SHOWN BY PLAT RECORDED IN PLAT BOOK 29 ON PAGE 1 OF THE MADISON COUNTY RECORDS; THENCE NORTH 47 DEGREES 26 MINUTES 23 SECONDS EAST ALONG THE EAST RIGHT OF WAY LINE OF F.A.R. 4 A DISTANCE OF 10.00 FEET; THENCE ALONG SAID EAST RIGHT OF WAY LINE ALONG A NONTANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CHORD WHICH BEARS NORTH 35 DEGREES 17 MINUTES 08 SECONDS WEST 88.64 FEET, AN ARC DISTANCE OF 88.88 FEET; THENCE NORTH 28 DEGREES 00 MINUTES 38 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE 416.65 FEET TO THE CENTERLINE OF BEND ROAD; THENCE NORTH 62 DEGREES 04 MINUTES 54 SECONDS EAST ALONG SAID CENTERLINE 583.20 FEET TO THE NORTHEAST LINE OF SAID U.S. SURVEY; THENCE SOUTH 42 DEGREES 46 MINUTES 54 SECONDS EAST ALONG SAID NORTHEAST LINE 1888.89 FEET TO THE POINT OF BEGINNING, IN MADISON COUNTY, ILLINOIS.

PERMANENT PARCEL NUMBER: 17-1-20-31-00-000-018.001.

ORIGINAL ENTERPRISE ZONE BOUNDARY AREA

BEGINNING AT A POINT OF INTERSECTION WITH THE CENTERLINES OF NAMEOKI ROAD AND STATE ROUTE 162 (EDWARDSVILLE ROAD), LOCATED IN SECTION 20, TOWNSHIP 3 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO THE SOUTHEAST R.O.W. OF THE ALTON & SOUTHERN RAILROAD; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE EAST LINE OF SECTION 20 OF SAID TOWNSHIP; THENCE SOUTH ALONG SAID LINE TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG SAID SECTION TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH ALONG SAID LINE TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG SAID LINE TO THE SOUTHEAST R.O.W. OF THE ALTON & SOUTHERN RAILROAD; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHWEST PROLONGATION OF THE NORTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 4491, PAGE 4575 RECORDED IN THE MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG SAID PROLONGATION TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT IS ALSO ON THE R.O.W. OF THE ALTON & SOUTHERN RAILROAD; THENCE NORTHEASTERLY AND SOUTHERLY ALONG SAID R.O.W. TO THE NORTH LINE OF SECTION 29 IN SAID TOWNSHIP; THENCE WEST ALONG SAID LINE TO THE NORTHWEST CORNER OF THE ALTON & SOUTHERN RAILROAD R.O.W.; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 4535, PAGE 2696 RECORDED IN THE MADISON COUNTY RECORDS; THENCE NORTHEASTERLY, EAST AND SOUTHWESTERLY ALONG SAID TRACT TO THE EAST LINE OF SECTION 30 OF SAID TOWNSHIP; THENCE SOUTH ALONG SAID LINE TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4335, PAGE 3590 RECORDED IN THE MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY ALONG SAID TRACT TO THE EAST R.O.W. OF STATE ROUTE 203; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE SOUTHEASTERLY LINE OF U.S. SURVEY 723, CLAIM 103 & 104; THENCE NORTHEASTERLY ALONG SAID LINE TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 3291, PAGE 115 IN THE MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG SAID TRACT TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 3316, PAGE 9 IN THE MADISON COUNTY RECORDS; THENCE EAST AND SOUTHEASTERLY ALONG SAID TRACT AND THE SOUTHEASTERLY PROLONGATION TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 4149, PAGE 1959 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT NORTHERLY, EAST AND SOUTH TO THE NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 3485, PAGE 1728 IN THE MADISON COUNTY RECORDS; THENCE ALONG SAID TRACT NORTHEASTERLY, NORTHWESTERLY, EAST, SOUTH, SOUTHWESTERLY, SOUTH AND THE SOUTHERLY PROLONGATION TO THE SOUTH LINE OF MADISON COUNTY, IL; THENCE WEST ALONG SAID LINE APPROXIMATELY 320 FEET TO THE SOUTH R.O.W. OF CAHOKIA CANAL OF THE METRO-EAST SANITARY DISTRICT (MESD);

(NOW ENTERING ST. CLAIR COUNTY)

THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE EAST RIGHT-OF-WAY LINE OF OLD MADISON ROAD (S.B.I. 4, U.S. RT. 67); THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 717.1 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 FOR A DISTANCE OF 415 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 FOR A DISTANCE OF 555 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE

SOUTHWEST QUARTER OF SAID SECTION 5; THENCE SOUTH ALONG SAID EAST LINE FOR A DISTANCE OF 804.04 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1270 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD MADISON ROAD (S.B.I. 4, U.S. RT. 67) LOCATED 50 FEET EAST OF THE WEST LINE OF SAID SECTION 5; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE AND ITS SOUTHERLY PROLONGATION TO THE SOUTH LINE OF SAID SECTION 5; THENCE WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID SECTION 6 TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 203; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF METRO-EAST SANITARY DISTRICT; THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF A 90 FOOT WIDE STRIP OF LAND CONVEYED TO ST. LOUIS NATIONAL STOCKYARDS COMPANY BY DEED RECORDED IN BOOK 2752, PAGE 2343 IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG SAID EAST LINE TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE CONTINUING NORTHWESTERLY ALONG SAID EAST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF THE CAHOKIA CANAL OF THE METRO-EAST SANITARY DISTRICT; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH RIGHT-OF-WAY LINE OF THE CAHOKIA CANAL OF THE METRO-EAST SANITARY DISTRICT; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 203; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY LINE OF U.S. SURVEY 621, CLAIM 1838; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF U.S. SURVEY 621, CLAIM 1838 TO THE NORTH LINE OF SAID SECTION 6 (ALSO KNOWN AS THE MADISON COUNTY-ST. CLAIR COUNTY LINE).

(EXCEPTION WITHIN ST. CLAIR COUNTY)

EXCEPTING THERE FROM A 100 FOOT SQUARE TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SAID SECTION 6, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 90 00' EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 296.11 FEET; THENCE NORTH 6 38'25" WEST FOR A DISTANCE OF 933.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE CAHOKIA CANAL OF THE METRO-EAST SANITARY DISTRICT; THENCE NORTH 75 33' EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 52.90 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE SOUTH 14 27' EAST FROM SAID BEGINNING POINT FOR A DISTANCE OF 100.00 FEET; THENCE NORTH 75 33' EAST FOR A DISTANCE OF 100.00 FEET; THENCE NORTH 14 27' WEST FOR A DISTANCE OF 100.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE CAHOKIA CANAL OF THE METRO-EAST SANITARY DISTRICT; THENCE SOUTH 75 33' WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID POINT IS ALSO THE INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2014R14592; THENCE WEST ALONG SAID SOUTH LINE OF MADISON COUNTY, ILLINOIS TO THE INTERSECTION WITH THE EAST LINE OF TRACT OF LAND DESCRIBED IN BOOK 4127, PAGE 1630; THENCE NORTHWESTERLY ALONG SAID EAST LINE AND THE NORTHWESTERLY PROLONGATION TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF EAGLE PARK ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND THE NORTHEASTERLY PROLONGATION TO THE INTERSECTION WITH THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT 2014R14592, SAID POINT IS ALSO THE SOUTH RIGHT OF WAY



LINE OF BEND ROAD; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID TRACT AND RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTHWESTERLY ALONG THE SOUTHEASTERLY PROLONGATION OF THE EAST LINE OF A TRACT DESCRIBED IN DOCUMENT 2006R29839 TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF BEND ROAD; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID TRACT TO THE INTERSECTION WITH THE EAST R.O.W. OF STATE ROUTE 203; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE NORTH R.O.W. OF BEND ROAD; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST R.O.W. OF MADISON ROAD; THENCE SOUTHEASTERLY ALONG SAID PROLONGATION TO THE SOUTHERLY R.O.W. OF BEND ROAD; THENCE SOUTHWEST 90 DEGREES FOR 650 FT., CONTINUING ALONG THE SOUTH R.O.W. LINE OF BIG BEND ROAD; THENCE CONTINUING ALONG SAID SOUTH R.O.W. LINE 3400'

(ENTERING ST. CLAIR COUNTY);

THENCE SOUTH 43 DEGREES 00 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID ST. LOUIS COTTON OIL COMPANY TRACT 404.19 FEET TO AN IRON PIPE; THENCE SOUTH 46 DEGREES 59 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF SAID ST. LOUIS COTTON OIL COMPANY TRACT 310.70 FEET TO AN IRON PIPE; THENCE SOUTH 43 DEGREES 00 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF SAID ST. LOUIS COTTON OIL COMPANY TRACT 210.66 FEET; THENCE SOUTH 14 DEGREES 19 MINUTES 06 SECONDS WEST 63.36 FEET; THENCE ALONG A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET AND A CHORD WHICH BEARS SOUTH 42 DEGREES 39 MINUTES 44 SECONDS WEST 441.53 FEET, AN ARC DISTANCE OF 460.06 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 580.00 FEET AND A CHORD WHICH BEARS NORTH 80 DEGREES 34 MINUTES 57 SECONDS WEST 551.93 FEET, AN ARC DISTANCE OF 575.22 FEET; THENCE NORTH 52 DEGREES 10 MINUTES 15 SECONDS WEST 171.36 FEET TO THE EAST R.O.W. LINE OF THE ILLINOIS TERMINAL RAILROAD; THENCE NORTH 42 DEGREES 55 MINUTES 23 SECONDS WEST ALONG SAID EAST R.O.W. LINE 194.85 FEET TO A POINT OF INTERSECTION WITH THE EAST CORPORATE LINE OF THE VILLAGE OF BROOKLYN, ILLINOIS, THENCE TURNING NORTH ALONG SAID CORPORATE LINE TO A POINT OF INTERSECTION WITH THE NORTH R.O.W. LINE OF BIG BEND ROAD,

(ENTERING MADISON COUNTY)

THENCE TURNING NORTHWEST ALONG THE NORTH R.O.W. LINE BEND ROAD TO A POINT OF INTERSECTION WITH THE WEST R.O.W. LINE OF THE NORFOLK AND WESTERN RAILROAD (A/K/A MADISON COUNTY MASS TRANSIT DISTRICT, BOOK 4335, PAGE 3590); THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 4335, PAGE 3590; THENCE SOUTHWESTERLY ALONG SAID TRACT TO THE WEST LINE OF SECTION 31, TOWNSHIP 3 NORTH RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE NORTH AND NORTHEASTERLY ALONG SAID TRACT TO THE INTERSECTION WITH THE SOUTHEAST R.O.W. OF HARE STREET; THENCE NORTHWESTERLY TO THE NORTHWEST R.O.W. OF SAID STREET; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 4336, PAGE 4446 IN THE MADISON COUNTY RECORDS; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID TRACT AND THE NORTHWESTERLY PROLONGATION TO THE INTERSECTION WITH THE SOUTH R.O.W. OF STATE ROUTE 203; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE WEST LINE OF SECTION 30 IN SAID TOWNSHIP; THENCE SOUTH ALONG SAID LINE 800 FEET TO A POINT; THENCE WEST 1200 FEET TO THE NORTHWEST R.O.W. OF THE CHICAGO & NORTHWESTERN RAILROAD;

THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID LINE APPROXIMATELY 1700 FEET TO A POINT THAT IS ON THE WEST R.O.W. OF THE TERMINAL RAILROAD; THENCE SOUTH 8 DEGREES 09 MINUTES 23 SECONDS EAST, APPROXIMATELY 360 FEET TO A POINT; THENCE SOUTH 81 DEGREES 50 MINUTES 37 SECONDS WEST, 125 FEET TO A POINT; THENCE NORTH 8 DEGREES 09 MINUTES 23 SECONDS WEST, 433.06 FEET TO A POINT; THENCE SOUTH 81 DEGREES 50 MINUTES 37 SECONDS WEST, 1730.00 FEET TO THE EAST R.O.W. OF 4TH STREET; THENCE NORTH ALONG SAID R.O.W. 300.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 38 MINUTES 59 SECONDS EAST, 199.48 FEET TO A POINT; THENCE NORTH 55 DEGREES 15 MINUTES 50 SECONDS EAST, AND ALONG THE SOUTHERN R.O.W. OF FILLMORE AVENUE 1749.51 FEET TO THE INTERSECTION WITH THE WEST R.O.W. OF 7TH STREET; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE SOUTHERN R.O.W. OF WASHINGTON AVENUE; THENCE NORTHEASTERLY ALONG SAID R.O.W. 200 FEET TO A POINT; THENCE SOUTH 34 DEGREES 44 MINUTES 10 SECONDS EAST, 359.16 FEET TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 575, PAGE 515; THENCE NORTHEASTERLY ALONG SAID TRACT TO THE WEST R.O.W. OF THE TERMINAL RAILROAD; THENCE NORTH ALONG SAID R.O.W. TO THE INTERSECTION OF THE NORTH R.O.W. OF WASHINGTON STREET AND THE EAST R.O.W. OF MCKINLEY AVENUE; THENCE NORTHWESTERLY ALONG SAID MCKINLEY AVENUE R.O.W. TO THE NORTH LINE OF SECTION 36 TOWNSHIP 3 NORTH, RANGE 10 WEST; THENCE EAST ALONG SAID LINE APPROXIMATELY 530 FEET TO A POINT; THENCE NORTHEASTERLY APPROXIMATELY 963 FEET TO THE INTERSECTION WITH THE SOUTH R.O.W. OF BISSELL STREET AND THE WESTERN R.O.W. OF SAID TERMINAL RAILROAD; THENCE NORTHWESTERLY ALONG SAID BISSELL STREET R.O.W. TO THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF THE ALLEY EAST OF SELB AVENUE; THENCE NORTHEASTERLY ALONG SAID PROLONGATION AND SAID CENTERLINE TO THE NORTH R.O.W. OF COLLEGE STREET; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE EAST R.O.W. OF MEREDOCIA STREET; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE NORTH R.O.W. OF LOGAN STREET; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN BOOK 815, PAGE 459; THENCE ALONG SAID PROPERTY NORTHERLY, EASTERLY, NORTHERLY AND EASTERLY TO THE WEST R.O.W. OF MEREDOCIA STREET; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE NORTH R.O.W. OF COLLEGE STREET; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE CENTERLINE OF BAUCUM AVENUE; THENCE SOUTHWESTERLY ALONG SAID PROLONGATION AND CENTERLINE TO THE INTERSECTION WITH THE SOUTH R.O.W. OF BISSELL AVENUE; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE WEST R.O.W. OF KLEIN AVENUE; THENCE SOUTH ALONG SAID R.O.W. TO THE NORTH R.O.W. OF THE ST. LOUIS MERCHANTS BRIDGE COMPANY; THENCE WEST ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 378, PAGE 41; THENCE NORTH, WEST AND SOUTH ALONG SAID TRACT TO THE NORTH R.O.W. OF SAID ST. LOUIS MERCHANTS BRIDGE COMPANY; THENCE WEST ALONG SAID R.O.W. TO THE EAST R.O.W. OF THE NORFOLK & WESTERN RAILROAD; THENCE SOUTHERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE NORTH R.O.W. OF AN ALLEY IN KNOX & SMITH 4TH ADDITION RECORDED IN PLAT BOOK 15, PAGE 23 IN THE MADISON COUNTY RECORDS; THENCE NORTHEASTERLY ALONG SAID PROLONGATION AND NORTH R.O.W. TO THE NORTHEAST CORNER; THENCE NORTH 220 FEET TO A POINT; THENCE EAST APPROXIMATELY 265 FEET TO THE WEST R.O.W. OF KLEIN AVENUE; THENCE NORTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 30, BLOCK 2 OF KNOX & SMITH 4TH ADDITION RECORDED IN PLAT BOOK 6, PAGE 62 IN THE MADISON

COUNTY RECORDS; THENCE EAST TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 4 OF HARRINGTON PLACE, RECORDED IN PLAT BOOK 5, PAGE 49 IN THE MADISON COUNTY RECORDS; THENCE NORTHEASTERLY ALONG SAID LOT LINE AND THE NORTHEASTERLY PROLONGATION TO THE INTERSECTION WITH THE CENTERLINE OF ORIOLE STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF BROADWAY; THENCE SOUTHWESTERLY TO THE INTERSECTION WITH THE CENTERLINE OF 6TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF LINCOLN STREET; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF 4TH STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HAMPDEN STREET; THENCE WEST ALONG SAID CENTERLINE TO THE EAST R.O.W. OF THE NORFOLK & WESTERN RAILROAD; THENCE SOUTHERLY ALONG SAID R.O.W. TO THE MADISON COUNTY LINE; THENCE WEST ALONG SAID LINE TO THE EAST WATERLINE OF THE MISSISSIPPI RIVER; THENCE NORTHWESTERLY ALONG SAID WATERLINE TO THE SOUTH R.O.W. OF THE ST. LOUIS MERCHANTS BRIDGE COMPANY; THENCE EASTERLY ALONG SAID R.O.W. TO THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF BISSELL STREET; THENCE NORTHWESTERLY ALONG SAID R.O.W. FOR 600 FEET TO A POINT, SAID POINT IS ALSO THE CENTERLINE OF 2ND STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE APPROXIMATELY 1,369 FEET TO A POINT; THENCE NORTH 68 DEGREES 12 MINUTES 21.16 SECONDS WEST APPROXIMATELY 303 FEET TO POINT; THENCE SOUTH 18 DEGREES 9 MINUTES 12.77 SECONDS WEST 1,327.28 TO A POINT, SAID POINT IS ALSO THE NORTH R.O.W. OF BISSELL STREET; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG SAID R.O.W. AND THE NORTHEASTERLY PROLONGATION TO THE NORTH R.O.W. OF "E" STREET, SAID POINT IS ALSO ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 4500, PAGE 3211 IN THE MADISON COUNTY RECORDS; THENCE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID TRACT TO THE NORTH R.O.W. OF "E" STREET; THENCE SOUTHEAST ALONG SAID R.O.W. 598 FEET MORE OR LESS TO THE EAST R.O.W. OF 7TH STREET; THENCE NORTHEASTERLY ALONG SAID R.O.W. 540 FEET; THENCE SOUTHEAST AT A 90 DEGREE ANGLE FOR 458 FEET TO A POINT; THENCE SOUTHWEST AT A 90 DEGREE ANGLE TO THE NORTH R.O.W. OF "E" STREET; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE WEST R.O.W. OF STATE ROUTE 3; THENCE NORTHERLY ALONG SAID R.O.W. TO THE SOUTH R.O.W. OF 20TH STREET; THENCE WEST AND SOUTHWESTERLY ALONG SAID R.O.W. TO THE SOUTH LINE OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID LINE TO THE WEST WATERLINE OF THE CHAIN OF ROCKS CANAL; THENCE NORTHEASTERLY ALONG SAID WATERLINE TO THE NORTH LINE OF TOWNSHIP 3 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE EAST ALONG SAID TOWNSHIP TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2009R53401 OF THE MADISON COUNTY RECORDS; THENCE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID TRACT TO THE NORTH LINE OF SAID TOWNSHIP; THENCE ALONG THE WEST LINE OF SAID TRACT NORTHEASTERLY TO THE SOUTH R.O.W. OF SCHAEFER ROAD; THENCE SOUTHEASTERLY ALONG SAID R.O.W. TO THE WEST R.O.W. OF OLD ALTON ROAD; THENCE SOUTHERLY ALONG SAID R.O.W. TO THE NORTH LINE OF SAID TOWNSHIP 3 NORTH, RANGE 9 WEST; THENCE EAST ALONG SAID TOWNSHIP LINE TO THE WEST R.O.W. OF THE GULF, MOBILE AND OHIO RAILROAD; THENCE SOUTHWESTERLY ALONG SAID R.O.W. FOR 5,344.94 FEET; THENCE WEST TO THE INTERSECTION WITH THE CENTERLINE OF OLD ALTON ROAD; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH R.O.W. OF CASMER SKUBISH PARKWAY;

THENCE WEST ALONG SAID PROLONGATION AND NORTH R.O.W. TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 4304, PAGE 1473 IN THE MADISON COUNTY RECORDS; THENCE NORTH AND WEST ALONG SAID TRACT TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT 2009R53401 IN THE MADISON COUNTY RECORDS; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID TRACT TO THE EAST R.O.W. OF THE NORFOLK & WESTERN RAILROAD; THENCE SOUTHWESTERLY ALONG SAID R.O.W. AND THE SOUTHWESTERN PROLONGATION TO THE CENTERLINE OF PONTOON ROAD; THENCE EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE EAST LINE OF SECTION 7, TOWNSHIP 3 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG SAID SECTION LINE TO THE SOUTH R.O.W. OF NORFOLK & WESTERN RAILROAD; THENCE SOUTHWESTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE CENTERLINE OF 25TH STREET; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF AN ALLEY BETWEEN CENTER STREET AND ADAMS STREET; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF 24TH STREET; THENCE SOUTHEAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF ADAMS STREET; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF 23RD STREET; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF HENRY STREET; THENCE NORTH ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF EAST 27TH STREET; THENCE EAST ALONG SAID CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF NAMEOKI ROAD; THENCE SOUTH ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

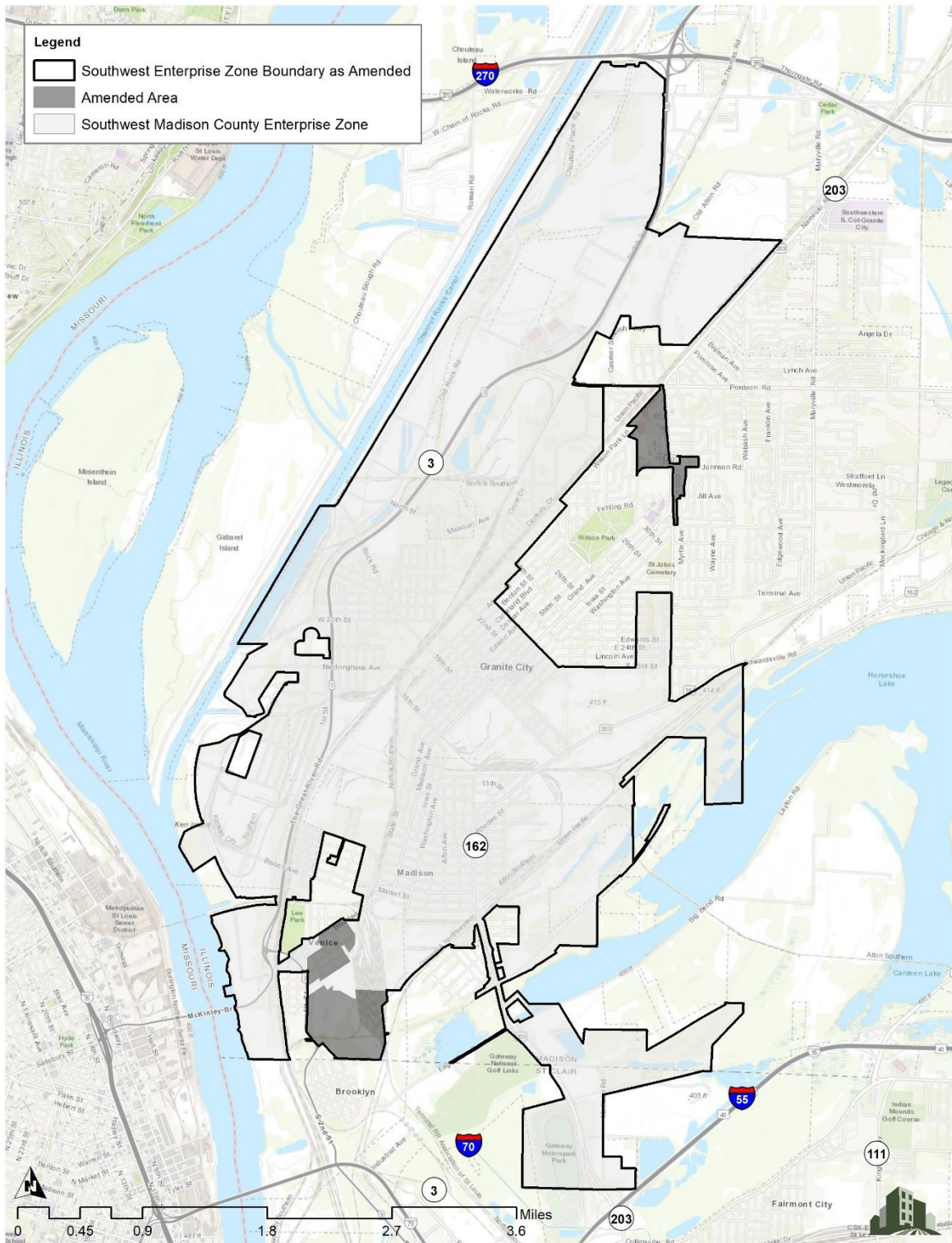
EXCEPTING THE FOLLOWING DESCRIBED TRACTS;

TRACT 1 – A TRACT OF LAND DESCRIBED IN BOOK 3863, PAGE 1320 IN THE MADISON COUNTY RECORDS.

TRACT 2 -

BEGINNING AT THE SOUTHWEST CORNER OF LOT 21, BLOCK 2 IN CLOVER LEAF ADDITION AMENDED PLAT, RECORDED IN PLAT BOOK 7, PAGE 43 IN THE MADISON COUNTY RECORDS, SAID POINT IS ALSO ON THE NORFOLK & WESTERN RAILROAD R.O.W.; THENCE NORTHEASTERLY ALONG SAID R.O.W. TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE CENTERLINE OF AN ALLEY THAT RUNS BETWEEN MARKET STREET AND COLLINSVILLE AVENUE; THENCE EAST ALONG SAID PROLONGATION AND CENTERLINE TO THE INTERSECTION WITH THE CENTERLINE OF WALNUT STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE SOUTH LINE OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 9 WEST OF THE 3RD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID LINE TO THE NORTHWEST CORNER OF LOT 6 IN WILLIAMS INDUSTRIAL PARK, RECORDED IN PLAT CABINET 62, PAGE 78 IN THE MADISON COUNTY RECORDS; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT AND THE SOUTHEASTERLY PROLONGATION TO THE SOUTHEAST CORNER OF LOT 2 IN SAID SUBDIVISION; THENCE SOUTHWESTERLY ALONG SAID LOT TO THE EAST R.O.W. OF STATE ROUTE 203; THENCE NORTHWESTERLY ALONG SAID R.O.W. TO THE POINT OF BEGINNING.

# **EXHIBIT C** **SOUTHWESTERN MADISON COUNTY ENTERPRISE ZONE** **BOUNDARY MAP**



**A RESOLUTION AUTHORIZING A PARK & RECREATION LOAN TO  
CITY OF WOOD RIVER**

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

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

**WHEREAS**, City of Wood River has submitted an application for a \$62,800 PEP Loan to purchase a 14-foot wide area rotary mower to be used in their parks at five-years and at three percent; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of the County of Madison, Illinois that it hereby authorizes a maximum Park & Recreation Loan of \$62,800 to City of Wood River contingent upon: (1) the City complying with all applicable federal, state and local regulations; (2) the City demonstrating that it has adequate funding to complete its park project; (3) Madison County, the City and any other funding sources negotiating mutually satisfactory security agreements for the park loan; and (4) the City agreeing not to initiate its proposed park project until it has received a "Notice to Proceed" from Madison County;

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

Respectfully submitted,

s/ John Eric Foster  
John 'Eric' Foster, Chair

s/ Judy Kuhn  
Judy Kuhn

s/ Bruce Malone  
Bruce Malone

s/ Stacey Pace  
Stacey Pace

s/ William Meyer  
William Meyer

s/Erica Harriss  
Erica Harriss

s/ Heather Mueller-Jones  
Heather Mueller-Jones

s/ Liz Dalton  
Liz Dalton

s/ Victor Valentine, Jr  
Victor A. Valentine, Jr.

s/ Denise Wiehardt  
Denise Wiehardt

**GRANTS COMMITTEE  
FEBRUARY 1, 2021**



s/ Jamie Goggin  
Jamie Goggin, Chair

s/ Mark Rosen  
Mark Rosen

s/ Tom McRae  
Tom McRae

s/ Ron Parente  
Ron Parente

s/ Robert Barnhart  
Robert Barnhart  
**PEP COMMISSION**  
**JANUARY 13, 2021**

## 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 \$60,000 for a period up to twelve (12) months; and

**WHEREAS**, the contract will be with Madison County Community Development for a twelve month period starting June 1, 2021 and completing May 31, 2022.

**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/ John Eric Foster  
John 'Eric' Foster, Chair

s/ Erica Harriss

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Erica Harriss

s/ Judy Kuhn

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Judy Kuhn

s/ Heather Mueller-Jones  
Heather Mueller-Jones

s/ Bruce Malone  
Bruce Malone

s/ Liz Dalton

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Liz Dalton

s/ Stacey Pace

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Stacey Pace

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Victor A. Valentine Jr.

s/ William Meyer  
William Meyer

s/ Denise Wiehardt  
Denise Wiehardt  
**GRANTS COMMITTEE**  
**MAY 3, 2021**

s/ Chris Guy  
Chris Guy, Chair

\_\_\_\_\_  
John 'Eric' Foster

s/ Erica Harriss  
Erica Harriss

s/ Ryan Kneedler  
Ryan Kneedler

s/ Gussie Glasper  
Gussie Glasper

s/ Jamie Goggin  
Jamie Goggin

**FINANCE & GOVERNMENT OPERATIONS  
MAY 13, 2021**

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

Mr. Chairman and Members of the County Board:

**WHEREAS**, the Madison County Information Technology Department wishes to purchase annual maintenance contract renewal (07/01/2021 – 06/30/2022) for the ArcGIS Software; and,

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

ESRI 380 New York Street Redlands, CA 92373	\$71,734.06
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**WHEREAS**, ESRI has met all specifications at a total contract price of Seventy-one thousand seven hundred thirty-four dollars and six cents (\$71,734.06); and,

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

**WHEREAS**, GIS Fund FY2021 monies will be used to pay for the Annual ArcGIS Contract.

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

Respectfully submitted by,

\_\_\_\_\_  
Jamie Goggin

\_\_\_\_\_  
Michael Holliday, Sr.

\_\_\_\_\_  
Bruce Malone

\_\_\_\_\_  
Dalton Gray

\_\_\_\_\_  
Jack Minner

\_\_\_\_\_  
Aaron Messner

\_\_\_\_\_  
Mike Babcock

\_\_\_\_\_  
Valerie Doucleff

**INFORMATION TECHNOLOGY COMMITTEE  
MAY 10, 2021**

s/ Chris Guy  
Chris Guy

s/ Robert Pollard  
Robert Pollard

\_\_\_\_\_  
Eric Foster

s/ Gussie Glasper  
Gussie Glasper

s/ Jamie Goggin  
Jamie Goggin

s/ Erica Harriss  
Erica Harriss

s/ Ryan Kneeder  
Ryan Kneeder

**FINANCE & GOVERNMENT OPERATIONS  
MAY 13, 2021**

**RESOLUTION TO PURCHASE FIFTY (50) FIREKING FIREPROOF CABINETS FOR THE  
MADISON COUNTY CIRCUIT CLERK**

Mr. Chairman and Members of the County Board:

**WHEREAS**, the Madison County Circuit Clerk wishes to purchases Fifty (50) FireKing 4R1822C Fireproof File Cabinets; and,

**WHEREAS**, sealed bids were advertised and received; and,

Office Essentials St. Louis, MO	\$42,187.00
Office Source Fenton, MO	\$54,750.00
Global Industrial Milwaukee, WI	\$60,679.50
Staples Technology Solutions St. Louis, MO	\$73,540.50
Dutch Hollow Supplies Belleville, IL	\$78,592.50
K-Log Company Zion, IL	\$82,954.50

**WHEREAS**, Office Essentials met all specifications at Forty-two thousand one hundred eighty-seven dollars (\$42,187.00); and,

**WHEREAS**, it is the recommendation of the Madison County Circuit Clerk Office to purchase said fireproof file cabinets from Office Essentials of St. Louis, MO; and,

**WHEREAS**, this project will be paid with Circuit Clerk Document Storage Funds.

**NOW, THEREFORE BE IT RESOLVED** by the County Board of the County of Madison Illinois, that the County Board Chairman be hereby directed and designated to execute said contract with Office Essentials of St. Louis, MO for the aforementioned FireKing File Cabinets.

Respectfully submitted,

\_\_\_\_\_  
Mike Walters

s/ Gussie Glasper  
Gussie Glasper

s/ Jamie Goggin  
Jamie Goggin

s/ Heather Mueller-Jones  
Heather Mueller-Jones

s/ Liz Dalton  
Liz Dalton

s/ Mike Babcock  
Mike Babcock

**JUDICIARY COMMITTEE  
MAY 7, 2021**

s/ Chris Guy  
Chris Guy

s/ Robert Pollard  
Robert Pollard

\_\_\_\_\_  
Eric Foster

s/ Gussie Glasper  
Gussie Glasper

s/ Erica Harriss  
Erica Harriss

s/ Jamie Goggin  
Jamie Goggin

s/ Ryan Kneedler  
Ryan Kneedler

**FINANCE & GOVERNMENT OPERATIONS  
MAY 13, 2021**

**RESOLUTION TO EXTEND THE CURRENT AT&T HOSTED E9-1-1 SERVICE AGREEMENT  
FOR MADISON COUNTY 911 EMERGENCY TELEPHONE SYSTEM BOARD**

Mr. Chairman and Members of the County Board:

**WHEREAS**, the Madison County 9-1-1 Emergency Telephone System Board wishes extend the AT&T Hosted E9-1-1 Service Agreement for one (1) year ending December 1, 2021; and,

**WHEREAS**, this service agreement renewal is available from AT&T Illinois; and,

AT&T Illinois		
240 N. Meridian St. Rm 1670		
Indianapolis, IN 46204	\$33,172.00 per month	\$398,064.00

**WHEREAS**, it is the recommendation of the Madison County 911 Emergency Telephone System Board to extend the current service agreement with AT&T Illinois of Springfield, IL; and,

**WHEREAS**, the funds for this reimbursement will be paid out of the 911 Budget.

**NOW, THEREFORE BE IT RESOLVED** by the County Board of the County of Madison Illinois, that the County Board Chairman is hereby directed and designated to execute said service agreement with AT&T Illinois of Springfield, IL for the AT&T Hosted E9-1-1 Service Agreement.

Respectfully submitted by,

s/ Gussie Glasper  
Gussie Glasper

s/ Judy Kuhn  
Judy Kuhn

s/ Stacey Pace  
Stacey Pace

s/ Bobby Ross  
Bobby Ross

s/ Nick Petrillo  
Nick Petrillo

\_\_\_\_\_  
Heather Mueller-Jones  
**PUBLIC SAFETY COMMITTEE**  
**APRIL 12, 2021**

s/ Joe Petrokovich  
Joe Petrokovich

s/ Scott Prange  
Scott Prange

\_\_\_\_\_  
Ellar Duff

s/ Don Gonzales  
Don Gonzalez

s/ Tom McRae  
Tom McRae

s/ Ralph Well  
Ralph Well  
**EMERGENCY TELEPHONE SYSTEM BOARD**  
**APRIL 28, 2021**



s/ Chris Guy  
Chris Guy

s/ Robert Pollard  
Robert Pollard

\_\_\_\_\_  
Eric Foster

s/ Gussie Glasper  
Gussie Glasper

s/ Jamie Goggin  
Jamie Goggin

s/ Erica Harriss  
Erica Harriss

s/ Ryan Kneedler  
Ryan Kneedler

**FINANCE & GOVERNMENT OPERATIONS COMMITTEE**  
**APRIL 15, 2021**

## RESOLUTION

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

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

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

**THEREFORE**, Your Real Estate Tax Cycle Committee recommends the adoption of the following resolution.

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

ADOPTED by roll call vote this 19th day of May, 2021.

ATTEST:

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

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

Submitted by,

s/ Michael Holliday, Sr.

s/ Denise Wiehardt

s/ Terry Eaker

s/ Valerie Doucleff

**REAL ESTATE TAX CYCLE COMMITTEE**



**AGREEMENT/FUNDING RESOLUTION  
JOHNSON ROAD RECONSTRUCTION  
CITY OF GRANITE CITY, SECTION 17-00197-00-RS  
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 Granite City, in order to facilitate the free flow of traffic and insure safety to the motoring public, are desirous to reconstruct a portion of Johnson Road beginning at the intersection of IL Route 203 and extending to the intersection of Terrace Lane, project consists of pavement milling and resurfacing, constructing ADA compliant sidewalk, curb and gutter 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 Thirty-Three Thousand Two Hundred Fifty dollars (\$133,250.00) 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 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 Granite City, at 2000 Edison Avenue, Granite City, Illinois 62040.

All of which is respectfully submitted,

s/ William Meyer  
William Meyer

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

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

\_\_\_\_\_  
Judy Kuhn

s/ Matt King  
Matt King

s/ Chris Hankins  
Chris Hankins

s/ Mike Walters  
Mike Walters

\_\_\_\_\_  
Bobby Ross

s/ Ryan Kneeder  
Ryan Kneeder

**TRANSPORTATION COMMITTEE**

**FUNDING RESOLUTION FOR SEILER ROAD PHASE 2  
COUNTY OF MADISON, SECTION 90-00166-01-FP  
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 reconstruct Seiler Road (CH 52) from Wenzel Road to Seminary Road, project consists of resurfacing the existing oil & chip roadway and replacing with a 24 foot wide HMA pavement with 8 foot HMA shoulders, concrete gutters, crossroad drainage structures and other work necessary to complete construction including right of way acquisition, construction engineering and utility relocations; and

**WHEREAS**, the County has previously passed a resolution appropriating Motor Fuel Tax funds to the project; and

**WHEREAS**, the State of Illinois has dispersed to the County REBUILD ILLINOIS funds for bondable projects; and

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

**NOW, THEREFORE BE IT RESOLVED** by the Board of Madison County that there is hereby appropriated the sum of Four Million (\$4,000,000.00) dollars from the County REBUILD ILLINOIS Fund and furthermore agrees to pass a supplemental resolution if necessary to appropriate additional funds for the completion of the project.

**BE IT FURTHER RESOLVED** that the County Clerk of Madison County be directed to transmit four (4) certified copies of this Resolution to the State of Illinois Department of Transportation through its' District Engineer at Collinsville, Illinois.

All of which is respectfully submitted,

s/ William Meyer  
William Meyer

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

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

\_\_\_\_\_  
Judy Kuhn

s/ Matt King  
Matt King

s/ Chris Hankins  
Chris Hankins

s/ Mike Walters  
Mike Walters

\_\_\_\_\_  
Bobby Ross

s/ Ryan Kneeder  
Ryan Kneeder

**TRANSPORTATION COMMITTEE**

**RESOLUTION TO PURCHASE YELLOW AND WHITE TRAFFIC MARKING PAINT  
FOR THE MADISON COUNTY HIGHWAY DEPARTMENT**

Mr. Chairman and Members of the County Board:

**WHEREAS**, the Madison County Highway Department wishes to purchase 2310 white and 2200 yellow traffic marking paint in 55 gallon drums; and

**WHEREAS**, this paint is available for purchase under the State of Illinois contract from Ennis-Flint, Inc. of Greensboro, NC; and

Ennis-Flint, Inc.	\$39,644.00
4161 Piedmont Pkwy	
Greensboro, NC 27410-8110	

**WHEREAS**, Ennis-Flint, Inc., met all specifications at a total contract price of Thirty-nine thousand six hundred forty-four (\$39,644.00); and,

**WHEREAS**, it is the recommendation of the Madison County Highway Department to purchase said traffic marking paint from Ennis-Flint, Inc.; and,

**WHEREAS**, the total cost for this expenditure will be paid from the Madison County Motor Fuel Tax Fund.

**NOW, THEREFORE, BE IT RESOLVED** by the County Board of Madison County Illinois, that the County Board Chairman be hereby directed and designated to execute said contract with Ennis-Flint, Inc. of Greensboro, NC for the above mentioned traffic marking paint.

All of which is respectfully submitted,

s/ William Meyer  
William Meyer

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

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

\_\_\_\_\_  
Judy Kuhn

s/ Matt King  
Matt King

s/ Chris Hankins  
Chris Hankins

s/ Mike Walters  
Mike Walters

\_\_\_\_\_  
Bobby Ross

s/ Ryan Kneedler  
Ryan Kneedler

**TRANSPORTATION COMMITTEE**