

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

**AGENDA
MADISON COUNTY BOARD OF HEALTH
JULY 21, 2021
5:00 P.M.**

SPECIAL SESSION

To the members of the Madison County Board of Health:

The following is the Agenda for the Special County Board of Health Meeting on Wednesday, July 21, 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. Roll Call
2. Public Comment
3. Discussion and Approval of Resolution Encouraging Personal Choice Relating to Masks in Schools.
4. Unfinished Business
5. New Business
6. Adjourn

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

AMENDED

**AGENDA
MADISON COUNTY BOARD
JULY 21, 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, July 21, 2021, to be held at the Nelson "Nellie" Hagnauer County Board Room in the Administration Building in the City of Edwardsville, in the county and state aforesaid to be discussed and considered for approval.

1. Monthly reports of County Clerk, Circuit Clerk, Recorder, Regional Office of Education, Sheriff and Treasurer
2. Public Comment
3. Approval of Minutes
4. Awards/Recognitions/Proclamations
5. Amended Committee Assignments (if any):
 - a. Bill Stoutenborough, District 9, to be added to Personnel and Labor Relations Committee and Real Estate Tax Cycle Committee

A. APPOINTMENTS:

1. Wanda Cemetery Board:
 - a. Harry Mason is recommended for appointment to a new 6 year term (2/14/2018). New term expires 2/14/2024.
2. 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.
 - b. Ronald Carnell is recommended for reappointment to a new 4 year term (5/3/2021). New term expires 5/3/2025.
3. Emergency Telephone System Board:
 - a. Tom McRae is recommended for reappointment to a new 4 year term (6/30/2021). New term expires 6/30/2025.
4. Troy Fire Protection District:
 - a. Dan Gonzalez is recommended for reappointment to a new 3 year term (5/3/2021). New term expires 5/3/2024.
 - b. Donald Leach is recommended for reappointment to a new 3 year term (5/3/2021). New term expires 5/3/2024.
5. Madison County Flood Prevention:
 - a. Justin Warren 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.

6. Madison County 708 Mental Health Board:
 - a. Laurie Moore Skinner is recommended for appointment to the remaining 3 year term (12/31/2021), replacing David Baker who passed away. New term expires 12/31/2021.
7. Madison County Transit Board:
 - a. Richard W. Gibson is recommended for appointment to a new 4 year term, replacing Ron Jedda (3/17/2021). New term expires 3/17/2025.
 - b. Richard Schiefer is recommended for appointment to the remaining 4 year term, replacing Allen Adomite who is no longer the Mayor of Troy (12/18/2023). New term expires 12/18/2023.
8. Metro East Park and Recreation District:
 - a. Jerry Kane is recommended for reappointment to a new 3 year term (06/28/2021). New term expires 06/28/2024.

B. BUILDING AND ZONING COMMITTEE:

1. Zoning Resolution Z21-0033.
2. Zoning Resolution Z21-0034.
3. Zoning Resolution Z21-0035.
4. Zoning Resolution Z21-0036.
5. Zoning Resolution Z21-0037.
6. Zoning Resolution Z21-0038.
7. Zoning Resolution Z21-0040.

C. FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Claims and Transfers Report.
2. FY 2021 Immediate Emergency Appropriation – 2021 CAC – VOCA Grant Amendment.
3. FY 2021 Immediate Emergency Appropriation – 2021 CAC – Alton Woman’s Home Assoc. Grant.
4. FY 2021 Immediate Emergency Appropriation – 2021 CAC - Friends of CAC Grant.
5. FY 2021 Immediate Emergency Appropriation – 2021 CAC – Norman J. Stupp (NJS) Grant.
6. FY 2021 Immediate Emergency Appropriation – 2022 Family Violence Coordinating Council Grant.
7. Resolution to Renew Annual USL Financials Maintenance Agreement for the Madison County Auditor’s Office.
8. Resolution Authorizing the Purchase of Excess Liability, Property, Earthquake, and Cyber Liability Insurance Coverages.
9. Resolution to Award Contract for Financial Services for American Rescue Act of 2021.
10. Ordinance Revising Madison County Sheriff Fees (postponed at County Board 6/16/2021).

D. GOVERNMENT RELATIONS COMMITTEE:

1. Ordinance Approving Amendments to Ordinances Governing County Board and County Board Committee Meetings.

E. GRANTS COMMITTEE:

1. Resolution Authorizing the Submission of the 2022 American Rescue Plan Act Grant Application for the County of Madison, Illinois.
2. Resolution Authorizing Submission of the FY 2021 Community Development Action Plan.
3. Resolution Supporting the Ordinance Amending Ordinance Number 97-06 to Add Territory in Edwardsville to the Gateway Commerce Center Enterprise Zone (postponed at County Board 6/16/2021).
4. Ordinance Amending Ordinance Number 97-06 to Add Territory in Edwardsville to the Gateway Commerce Center Enterprise Zone (postponed at County Board 6/16/2021).

F. HEALTH DEPARTMENT COMMITTEE:

1. Resolution Postponing Late Fees for Annual Renewal of Food Permits with Expiration Dates Prior to October 1, 2021 Pursuant to Chapter 55 Madison County Food Sanitation Ordinance.

G. JUDICIARY COMMITTEE & PUBLIC SAFETY COMMITTEE & FINAND AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution to Purchase Maintenance Renewal for the Madison County STARCOM 21 Radio System and Dispatch Center for the Madison County Sheriff's Office.

H. PERSONNEL AND LABOR RELATIONS COMMITTEE:

1. Resolution to Amend the Madison County Personnel Policy Handbook.

I. PUBLIC SAFETY COMMITTEE & EMERGENCY TELEPHONE SYSTEM BOARD & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution to Renew the Annual New World CAD Maintenance Contract for Madison County 911 Emergency Telephone System Board.

J. REAL ESTATE TAX CYCLE COMMITTEE:

1. Property Trustee Report.

K. TRANSPORTATION COMMITTEE:

1. Resolution Providing for the Participation in Comprehensive Transportation Planning Under the East-West Gateway Coordinating Council Section 21-00120-00-ES.

L. UNFINISHED BUSINESS:

M. NEW BUSINESS:

N. ADJOURNMENT:

RESOLUTION ENCOURAGING PERSONAL CHOICE RELATING TO MASKS IN SCHOOLS

WHEREAS, as the Board of Health of Madison County we have a role in providing local guidance in regard to the public health crisis of COVID-19, and

WHEREAS, students residing in Madison County will soon return to school for in-person instruction and related activities for the 2021-2022 school year; and

WHEREAS, the Illinois State Board of Education has reportedly permitted local school districts to determine how to implement the CDC's Guidance for COVID-19 Prevention in K-12 Schools as adopted by the Illinois Department of Public Health, including whether to require the wearing of masks within school buildings; and

WHEREAS, while many local school districts are still determining how to proceed some have already determined that the wearing of masks in classrooms will be optional and, as one Superintendent of Schools stated, "The decision to wear a mask or not should lie with the individual..."; and

WHEREAS, the Board of Health recognizes that requiring children to wear masks can interfere with their education and ability to communicate with teachers and fellow students; and

WHEREAS, the Board of Health believes in the innate common sense, responsibility, and reasonableness of Madison County families and respects their desire to decide for themselves whether their students will wear masks at school depending on individual health and educational concerns; and

WHEREAS, many families have contacted members of the Board of Health and the Madison County Health Department seeking guidance on this important issue; and

WHEREAS, while the determination of whether masks will be required ultimately lies with local school boards we believe the Board of Health has a role in advising school districts on all decisions relating to public health.

NOW, THEREFORE, BE IT RESOLVED by the Board of Health of Madison County, Illinois, that all Boards of Education for school districts containing territory within Madison County are strongly encouraged to allow families the option of whether to have their students wear masks in school buildings and classrooms for the coming school year.

Adopted this 21st day of July, 2021.

Kurt Prenzler, Chairman
Madison County Board of Health

RESOLUTION – Z21-0033

WHEREAS, on the 22nd day of June 2021, a public hearing was held to consider the petition of Mark Frey, applicant on behalf of Andrew and Melanie Holthaus, owners of record, requesting a variance as per §93.025, Section B, Item 3 of the Madison County Zoning Ordinance in order to construct an attached garage addition that will be 40 feet from the west property line instead of the required 50 feet. This is located in an “R-1” Single-Family Residential District in Jarvis Township at 100 Yorkshire Court, Troy, Illinois, County Board District #2, PIN# 09-2-22-28-20-401-006; 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 Mark Frey, on behalf of Andrew and Melanie Holthaus, 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

Bill Meyer

Nick Petrillo

Robert Pollard

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

**BUILDING & ZONING COMMITTEE
JULY 1, 2021**

Finding of Fact and Recommendations

Hearing Z21-0033

Petition of Mark Frey, applicant on behalf of Andrew and Melanie Holthaus, owners of record, requesting a variance as per §93.025, Section B, Item 3 of the Madison County Zoning Ordinance in order to construct an attached garage addition that will be 40 feet from the west property line instead of the required 50 feet. This is located in an “R-1” Single-Family Residential District in Jarvis Township at **100 Yorkshire Court, Troy**, Illinois, County Board District #2, PIN# 09-2-22-28-20-401-006

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

Members Absent:

A **motion** was made by Mary Goode and **seconded** by Nicholas Cohan that the petition of Mark Frey, on behalf of Andrew and Melanie Holthaus, 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.** Mark Frey, applicant, stated the property owners have a small garage currently, and they need the extra space for more storage; **VI.** Mary Goode, ZBA member, asked if there has been any opposition from neighbors, to which Mr. Frey replied there has not.

Roll-call vote.

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

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z21-0033

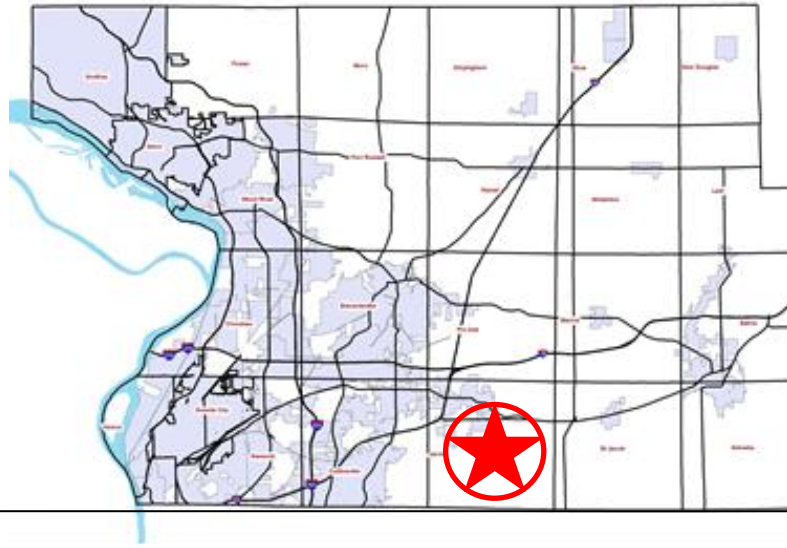
Meeting Date: June 22, 2021

From: Noelle Maxey
Zoning Coordinator

Location: 100 Yorkshire Court
Troy, Illinois
County Board District #2 (Stacey Pace)
PIN: 09-2-22-28-20-401-006

Zoning Request: Variance

Description: Primary Structure Setback



Proposal Summary

The applicant is Mark Frey, on behalf of Andrew and Melanie Holthaus, owners of record. The subject property is zoned “R-1” Single-Family Residential District and is located in Jarvis Township at 100 Yorkshire Court, Troy, County Board District #2. The applicants are requesting a variance as per §93.025, Section B, Item 3 of the Madison County Zoning Ordinance in order to construct an attached garage addition to an existing single-family dwelling that would be 40 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 garage addition, the subject variance must be reviewed and approved by the Zoning Board of Appeals (ZBA) as per §93.176, Section A, Item 1 of the Madison County Zoning Ordinance.

Planning and Zoning Considerations

- Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Single-Family Dwellings	“R-1” Single-Family Residential
South	Single-Family Dwellings	“R-1” Single-Family Residential
East	Single-Family Dwelling	“R-1” Single-Family Residential
West	Single-Family Dwellings	“R-1” Single-Family Residential

- Zoning History* – A previous property owner was approved for a minor bulk variance for the rear yard setback on the home. There are no outstanding violations on the property.

- Variance for Primary Building Setback* – The applicant is requesting to construct an attached garage addition to an existing single-family dwelling that would be 40 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 garage addition will be 26 feet by 30 feet (780 square feet) in size. Due to the location and positioning of the home on the property, the corner of the garage will only be 40 feet from the west property line.

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.

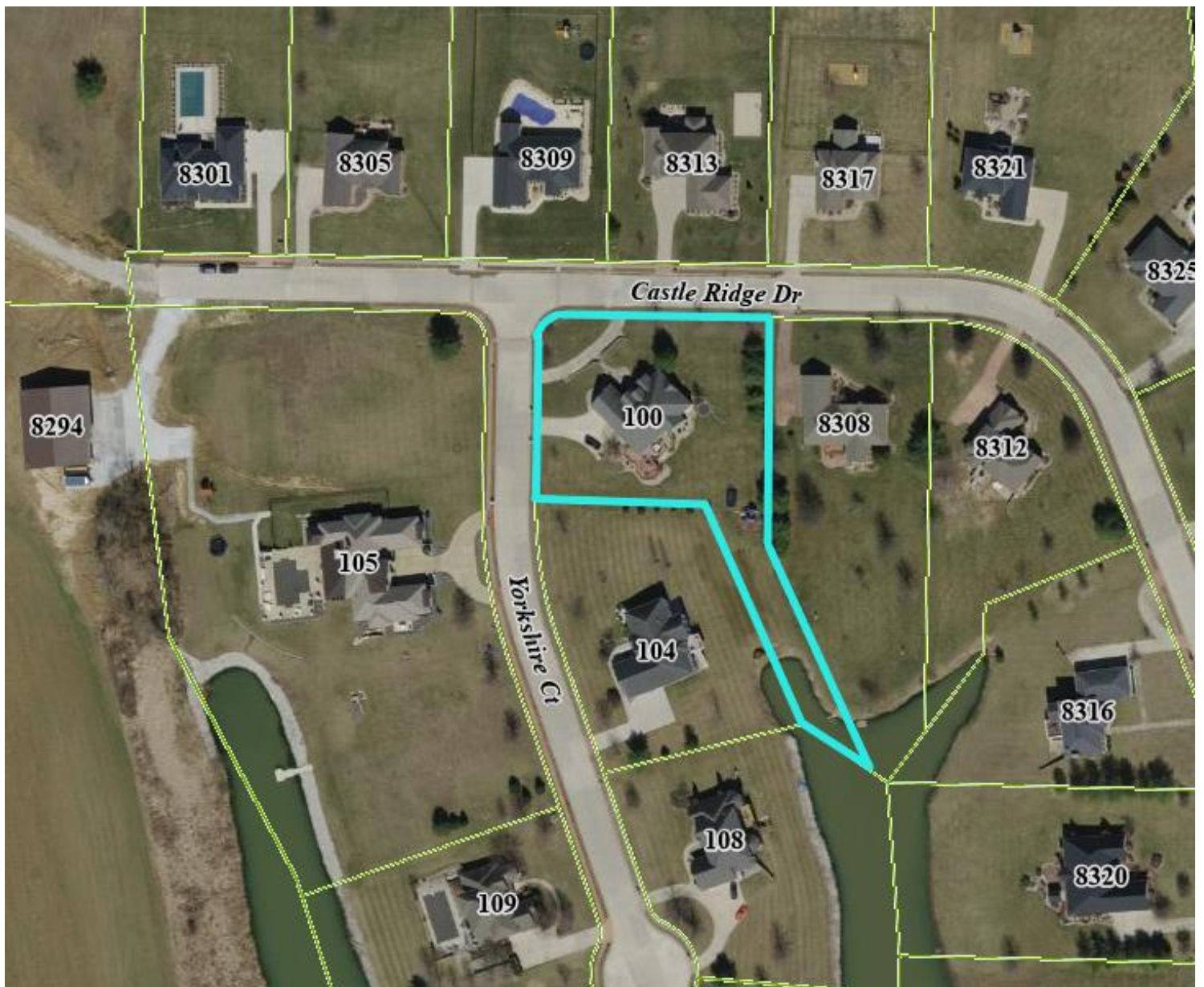
1. In the past 13 years, there have been 36 variance requests for the setback of an addition to the primary structure on the property. Of those, 9 were for attached garage additions. All were approved.
2. The below Standards of Review for Variances should be taken into consideration for this request. The ZBA has the authority to add conditions of approval to the variance request or recommend denial of the request if the ZBA feels it does not meet the below Standards or Review.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Standards of Review for Variances

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

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

Aerial Photograph

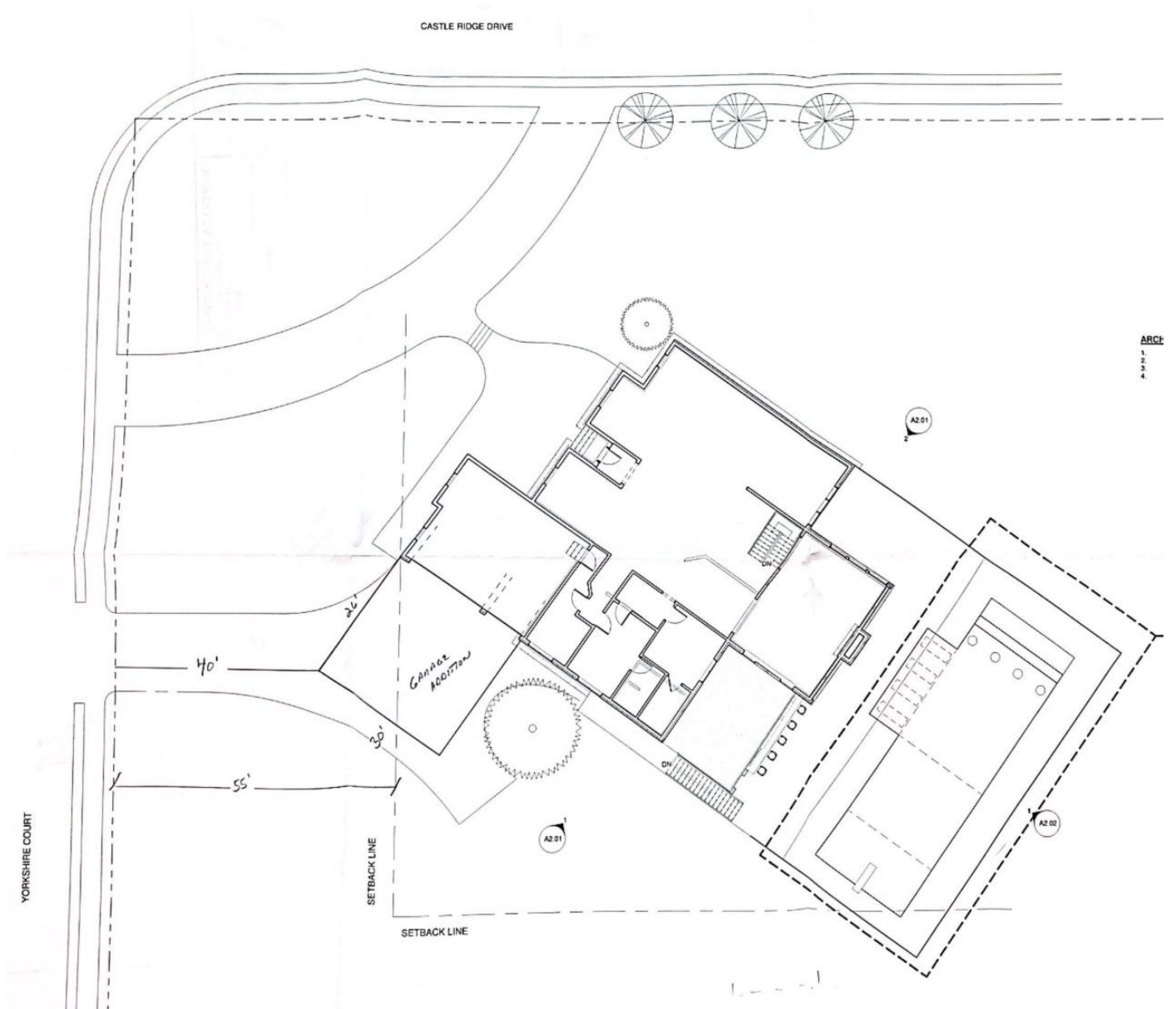


The subject property is outlined in blue. Please note that property lines may be skewed to imagery.

Site Photos



Site Plan



Narrative Statement

THE OWNER REQUEST WANTS TO BUILD A GARAGE
ADDITION ON THE WEST SIDE OF THE EXISTING.
IN ADDITION THE OWNER REQUEST TO BUILD 40' OFF
THE PROPERTY LINE IN VIEW OF THE REQUIRED 50'
OFFSET OR SETBACK. PROPERTY ADDRESS

100 YORKSHIRE
TROY IL
62294

MARK FAZEY
CONTRACTOR
SOUTHWESTERN CONSTRUCTION
SERVICES INC.

4542 ST RT 160
HIGHLAND IL 62249

5-5-21

RESOLUTION – Z21-0034

WHEREAS, on the 22nd day of June 2021, a public hearing was held to consider the petition of Jody and Darlene Pearman, owners of record, requesting a variance as per §93.025, Section D, Item 5 of the Madison County Zoning Ordinance in order to construct an addition to an existing single-family dwelling that will be 16 feet from the west property line instead of the required 30 feet. This is located in an “R-3” Single-Family Residential District in Chouteau Township at 756 Chouteau Avenue, Granite City, Illinois, County Board District #16, PIN# 18-2-14-27-04-407-068; 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 Jody and Darlene Pearman 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

Bill Meyer

Nick Petrillo

Robert Pollard

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

**BUILDING & ZONING COMMITTEE
JULY 1, 2021**

Finding of Fact and Recommendations

Hearing Z21-0034

Petition of Jody and Darlene Pearman, owners of record, requesting a variance as per §93.025, Section D, Item 5 of the Madison County Zoning Ordinance in order to construct an addition to an existing single-family dwelling that will be 16 feet from the west property line instead of the required 30 feet. This is located in an “R-3” Single-Family Residential District in Chouteau Township at **756 Chouteau Avenue, Granite City**, Illinois, County Board District #16, PIN# 18-2-14-27-04-407-068

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

Members Absent:

A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of Jody and Darlene Pearman 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.** Jody Pearman, applicant, stated they are adding an addition to the back of the house that will be 16 feet from the property line. Mr. Pearman stated the addition will give them more living space, a first floor laundry room, and full bathroom on the first floor.

Roll-call vote.

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

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z21-0034

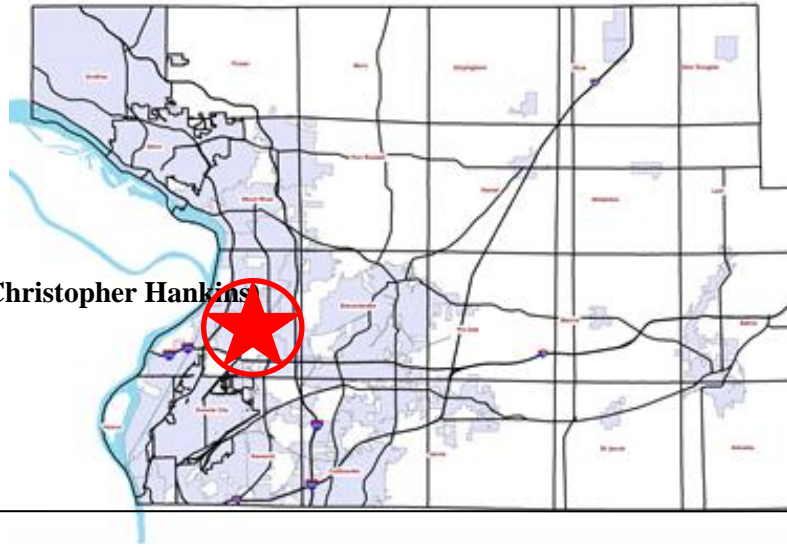
Meeting Date: June 22, 2021

From: Noelle Maxey
Zoning Coordinator

Location: 756 Chouteau Avenue
Granite City, Illinois
County Board District #16 (Christopher Hankins)
PIN: 18-2-14-27-04-407-068

Zoning Request: Variance

Description: Primary Structure Setback



Proposal Summary

The applicants are Jody and Darlene Pearman, owners of record. The subject property is zoned “R-3” Single-Family Residential District and is located in Chouteau Township at 756 Chouteau Avenue, Granite City, County Board District #16. The applicants are requesting a variance as per §93.025, Section D, Item 5 of the Madison County Zoning Ordinance in order to construct an addition to an existing single-family dwelling that would be 16 feet from the west property line instead of the required 30 feet. In order for the applicants to be issued a building permit to construct the addition, the subject variance must be reviewed and approved by the Zoning Board of Appeals (ZBA) as per §93.176, Section A, Item 1 of the Madison County Zoning Ordinance.

Planning and Zoning Considerations

- Land Use and Zoning of Surrounding Properties*

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

- Zoning History* – There have been no other zoning requests on the property. The property was put under violation in December 2020 for doing autobody work for hire out of the garage, but the inspector determined the work was not for hire and fit under “hobby automotive,” a permitted accessory use in Single-Family Residential Districts, so the violation was closed.
- Variance for Primary Building Setback* – The applicants are requesting to construct an addition to the back of an existing single-family dwelling that would be 16 feet from the west property line instead of the required 30 feet. See page 4 for site photos and page 5 for the site plan and floor plan. The proposed addition is 24 feet by 24 feet (576 square feet) in size and will include an open area, laundry room, bathroom, and kitchenette. The applicants state in the narrative statement on page 6 that the addition will be used as a master bedroom and craft room.

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 36 variance requests for the setback of an addition to the primary structure on the property. All were approved.
2. The below Standards of Review for Variances should be taken into consideration for this request. The ZBA has the authority to add conditions of approval to the variance request or recommend denial of the request if the ZBA feels it does not meet the below Standards or Review.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

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



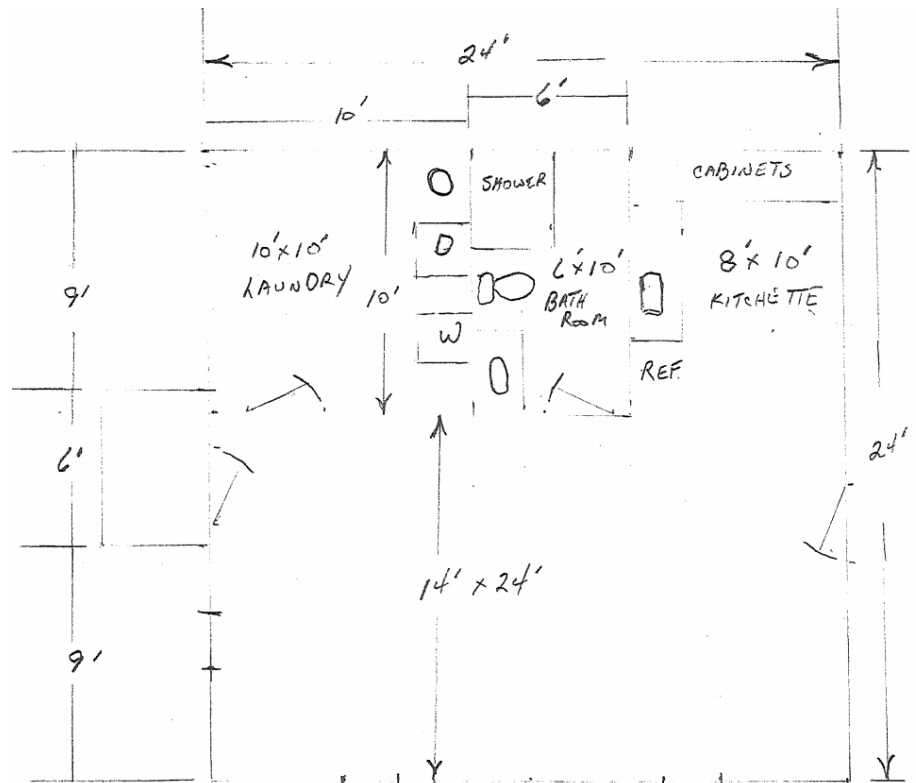
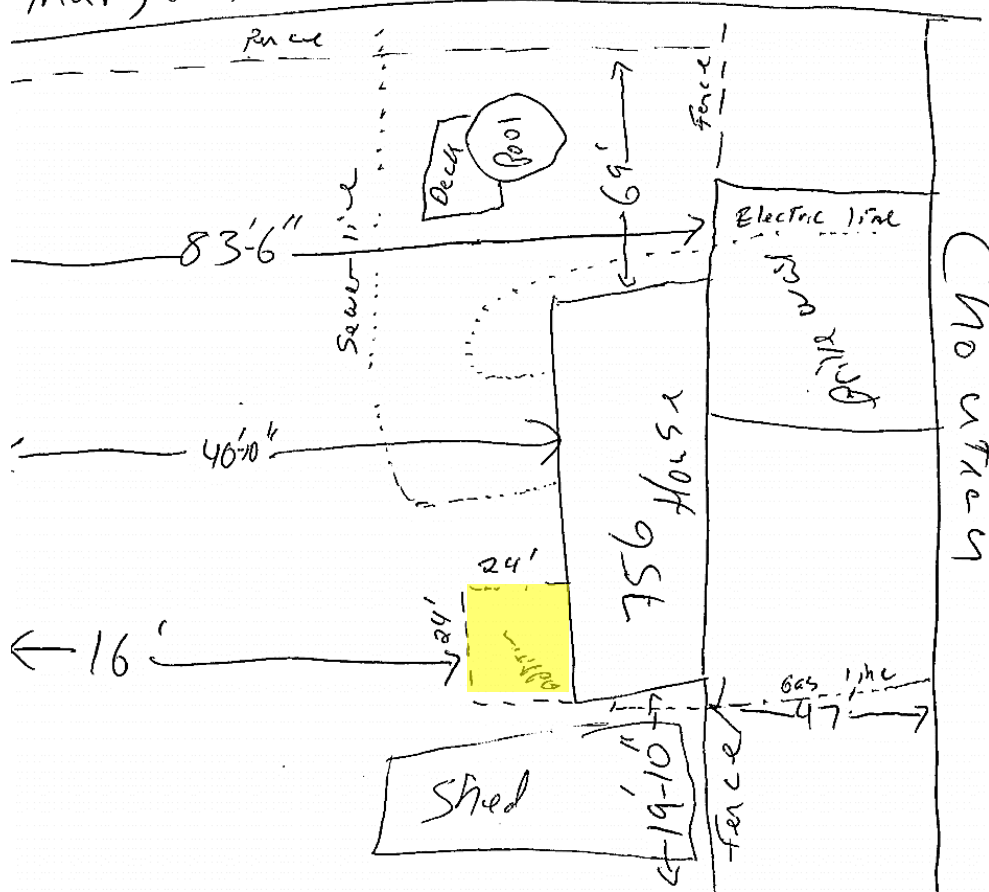
The subject property is outlined in red. Please note that property lines may be skewed to imagery.

Site Photos



Site Plan & Floor Plan

Margaret



Narrative Statement

I'M building a MASTER ~~Sedon~~/CLAF T Room
To The back of my living Room.

IT will be 16' from back of my Property
line instead of the Required Distance.

I will be 24'x24' with a large Open-
Room, Bathroom, 1st Floor laundry, and a
Counter & cabinet Area with a sink &
Counter



5/3/21

RESOLUTION – Z21-0035

WHEREAS, on the 22nd day of June 2021, a public hearing was held to consider the petition of Kennan Fagan, applicant on behalf of Triad School District #2, owner of record, requesting a zoning map amendment to rezone a tract of land from “B-1” Limited Business District to “A” Agricultural District in order to have a school use on site. This is located in Jarvis Township at 705 US Highway 40, Troy, Illinois, County Board District #2, PIN# 09-1-22-11-03-301-012; 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 Kennan Fagan and Triad School District #2 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

Bill Meyer

Nick Petrillo

Robert Pollard

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

**BUILDING & ZONING COMMITTEE
JULY 1, 2021**

Finding of Fact and Recommendations

Hearing Z21-0035

Petition of Kennan Fagan, applicant on behalf of Triad School District #2, owner of record, requesting a zoning map amendment to rezone a tract of land from “B-1” Limited Business District to “A” Agricultural District in order to have a school use on the property. This is located in Jarvis Township at **705 US Highway 40, Troy, Illinois**, County Board District #2, PIN# 09-1-22-11-03-301-012

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

Members Absent:

A **motion** was made by Sharon Sherrill and **seconded** by Mary Goode that the petition of Kennan Fagan and Triad School District #2 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.** Kennan Fagan, applicant, stated that the school acquired this property in front of the high school last year, and it was a lawnmower repair shop. Mr. Fagan stated they will use a couple of the existing building on the property for storage, and they want to build a life skills facility that replicates a house-like environment for special needs students transitioning from high school to regular life. Mr. Fagan stated it would look like a house and would include skills like doing laundry, making beds, gardening, and working in the kitchen; **VI.** Mary Goode, ZBA member, asked if it is privately or government funded, to which Mr. Fagan stated that the program is state funded and currently is held in two classrooms within the high school, but there is some local funding as well; **VII.** George Ellis, ZBA member, asked if there is anyone living on the property, to which Mr. Fagan stated that the person living there moved out when they acquired the property.

Roll-call vote.

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

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z21-0035

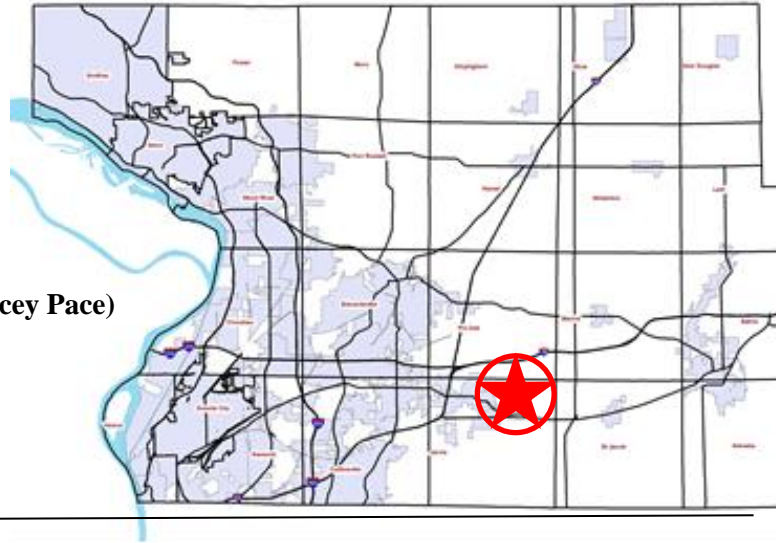
Meeting Date: June 22, 2021

From: Noelle Maxey
Zoning Coordinator

Location: 705 US Highway 40
Troy, Illinois
County Board District #2 (Stacey Pace)
PIN: 09-1-22-11-03-301-012

Zoning Request: Zoning Map Amendment

Description: Rezoning from “B-1” to “A”



Proposal Summary

The applicant is Kennan Fagan, on behalf Triad School District #2, owner of record. The subject property is located in Jarvis Township at 705 US Highway 40, Troy, County Board District #2. The applicant is requesting to rezone the 1.26 acre tract of land from “B-1” Limited Business District to “A” Agricultural District in order to have a school use on the property. The request to rezone the lot must be reviewed and approved by the Zoning Board of Appeals (ZBA) as per §93.176, Section A, Item 3 of the Madison County Zoning Ordinance.

Planning and Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Single-Family Dwellings	“R-1” Single-Family Residential
South	Triad High School	“A” Agricultural
East	Single-Family Dwelling	“A” Agricultural
West	Vacant	“A” Agricultural

- *Zoning History* – There have been no other zoning requests on the property, and there are no outstanding violations.
- *Rezoning from “B-1” to “A”* – The applicant is requesting to rezone the 1.26 acre tract of land from “B-1” Limited Business District to “A” Agricultural District in order to have a school use on the property. The existing “B-1” zoning does not permit school uses, hence the request to rezone the property to “A” Agricultural District, which includes schools as a permitted use. In his narrative statement on page 6, the applicant states two existing structures on the property will be used for equipment storage for Triad High School, and a new structure will be constructed for a life skills teaching center for special needs students. The teaching center will provide practical life and independent living skills and problem-solving tactics for 15-20 special needs students per school year to prepare them for adulthood. See page 3 for the aerial photo and zoning map, page 4 for site photos, and page 5 for the site plan of the property.

Staff Review

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

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

Standard of Review for Zoning Amendments

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

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

Aerial Photograph & Zoning Map



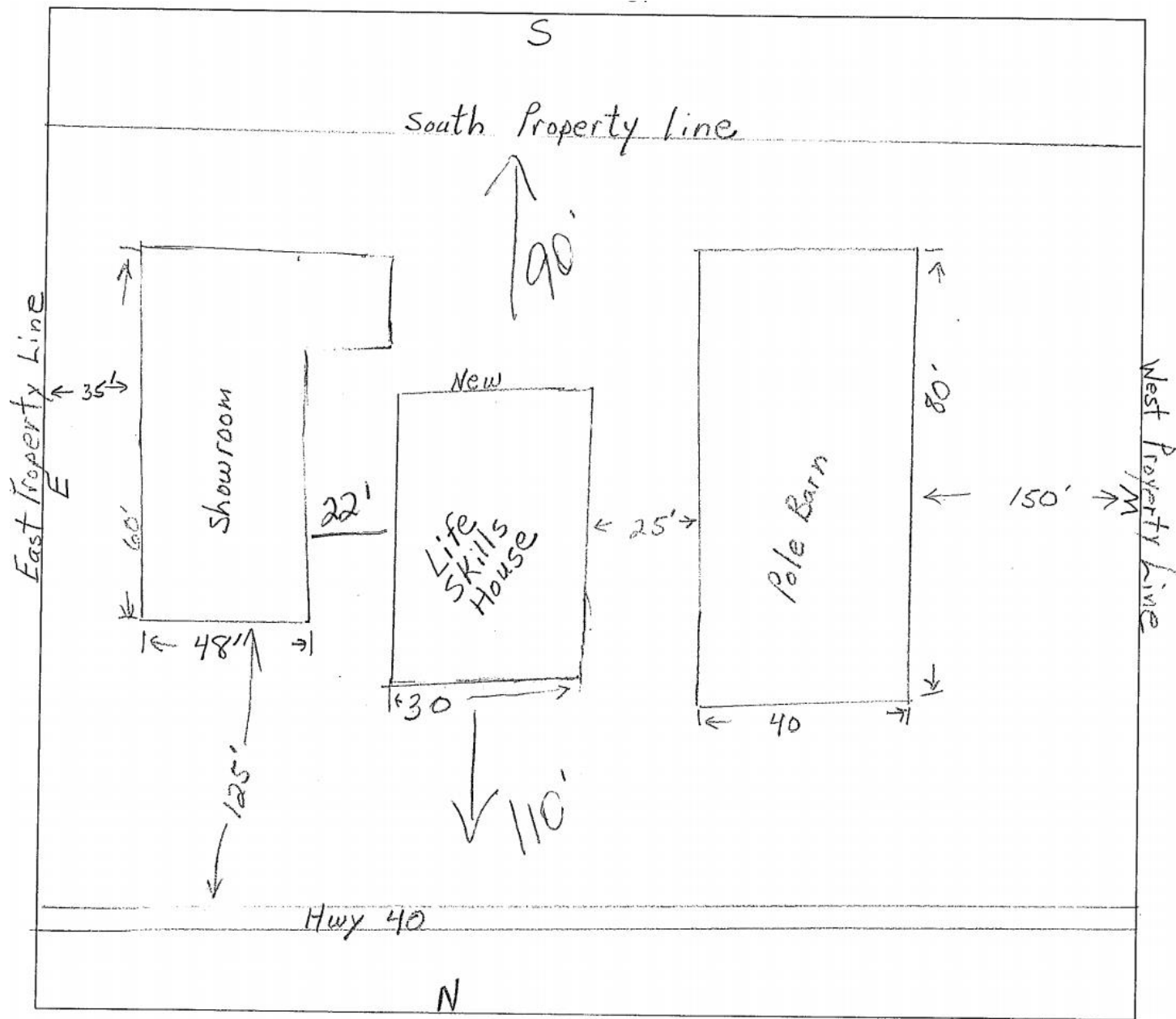
The subject property is outlined in blue. Please note property lines may be skewed to imagery.



Site Photographs



Site Plan



Narrative Statement

Triad CUSD#2 is requesting that this property be rezoned from "B-1" to "A" Agricultural District. While we intend to reuse several structures on the property for equipment storage purposes, we also would like to construct a facility to provide the educational services for an IDEA-mandated special education program involving 18-22 year-old students who have met either graduation or certificate of completion requirements. The instructional goals of this program are primarily focused on independent living skills, transportation training, community-based training, functional academics, employment, and education. The facility will be constructed to assist in providing an authentic setting for instructional activities to move students from high school to adulthood and will feature areas similar to that of a typical home such as a kitchen, bedroom, laundry area. This new structure will assist staff in providing a focus on practical life and independent living skills, as well as problem-solving home-related tasks for a specialized student population of 15-20 students per school year. While this property will not look like a typical public school, it will serve the unique educational goals and instructional needs of a population of students currently enrolled and attending Triad CUSD2.

Lonnie Henke
5/12/2021

RESOLUTION – Z21-0036

WHEREAS, on the 22nd day of June 2021, a public hearing was held to consider the petition of Mark Bryant, owner of record with Janice Kubian-Bryant, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct a detached garage that will extend 12 feet in front of the existing home. This is located in an “A” Agricultural District in Collinsville Township at 1368 Pleasant Ridge Road, Maryville, Illinois, County Board District #27, PIN# 13-2-21-15-00-000-023; 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 Mark Bryant 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

Bill Meyer

Nick Petrillo

Robert Pollard

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

BUILDING & ZONING COMMITTEE
JULY 1, 2021

Finding of Fact and Recommendations

Hearing Z21-0036

Petition of Mark Bryant, owner of record with Janice Kubian-Bryant, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct a detached garage that will extend 12 feet in front of the existing home. This is located in an “A” Agricultural District in Collinsville Township at **1368 Pleasant Ridge Road, Maryville**, Illinois, County Board District #27, PIN# 13-2-21-15-00-000-023

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

Members Absent:

A **motion** was made by Nicholas Cohan and **seconded** by Sharon Sherrill that the petition of Mark Bryant 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.** Mark Bryant, applicant, stated that he wants to build a detached garage for storage. Mr. Bryant stated they subdivided the property in the past, and that brought their lot under two acres, which is the requirement to have a garage in front of the house. Mr. Bryant stated having it extend in front of the house matches the aesthetic of the house and attached garage; **VI.** Thomas Ambrose, ZBA member, asked if any neighbors have opposed, to which Mr. Bryant responded that they have not, and they have a tight-knit neighborhood.

Roll-call vote.

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

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z21-0036

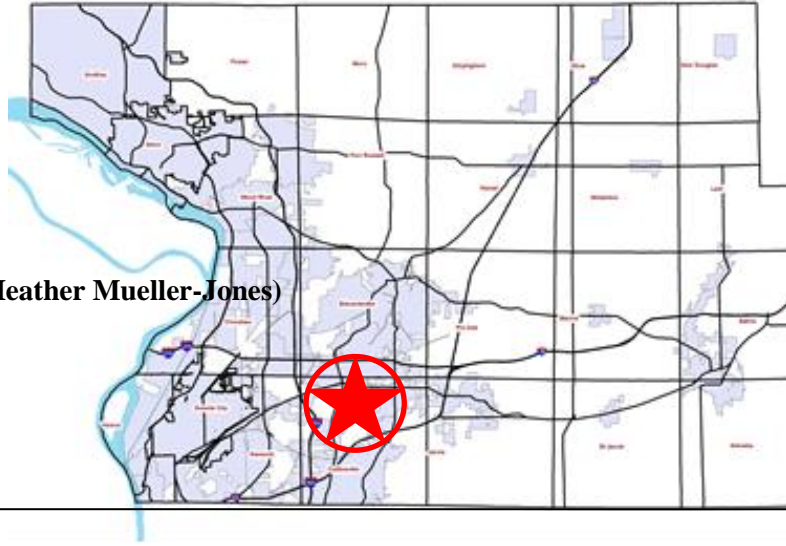
Meeting Date: June 22, 2021

From: Noelle Maxey
Zoning Coordinator

Location: 1368 Pleasant Ridge Road
Maryville, Illinois
County Board District #27 (Heather Mueller-Jones)
PIN: 13-2-21-15-00-000-023

Zoning Request: Variance

Description: Accessory Structure Setback



Proposal Summary

The applicant is Mark Bryant, owner of record with Janice Kubian-Bryant. The subject property is zoned “A” Agricultural District and is located in Collinsville Township at 1368 Pleasant Ridge Road, Maryville, County Board District #27. The applicant is requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct a detached garage that will extend 12 feet in front of the existing home. 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 applicant is requesting to build a detached garage that would extend 12 feet in front of the existing home on the property. See page 4 for site photos and page 5 for the site plan. Accessory structures are permitted to be in front of the home on lots zoned “A” Agricultural District that are 2 acres or greater in size, but since this property is less than 2 acres, the applicants were required to obtain variance approval to place the garage where it will extend in front of the home. The proposed detached garage would be 30 feet by 38 feet (1140 square feet) in size and sit approximately 125 feet from the front property line, at least 15 feet from the side property line, and at least 5 feet from the home.

Staff Review

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

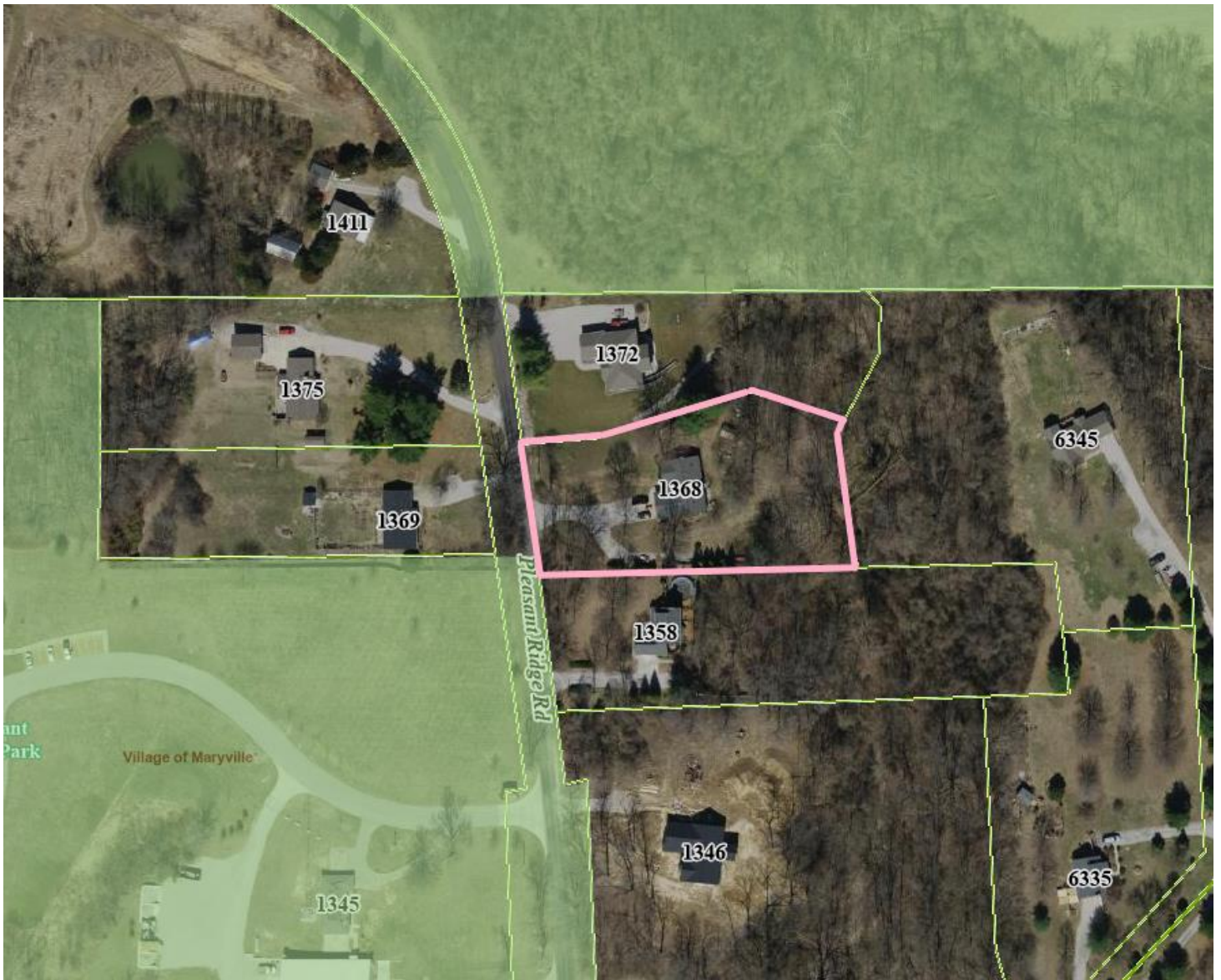
1. In the past 13 years, there have been 26 variance requests for the setback of an accessory structure. Only one 1 was denied.
2. The below Standards of Review for Variances should be taken into consideration for this request. The ZBA has the authority to add conditions of approval to the variance request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

Standards of Review for Variances

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

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

Aerial Photograph



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

Site Photographs

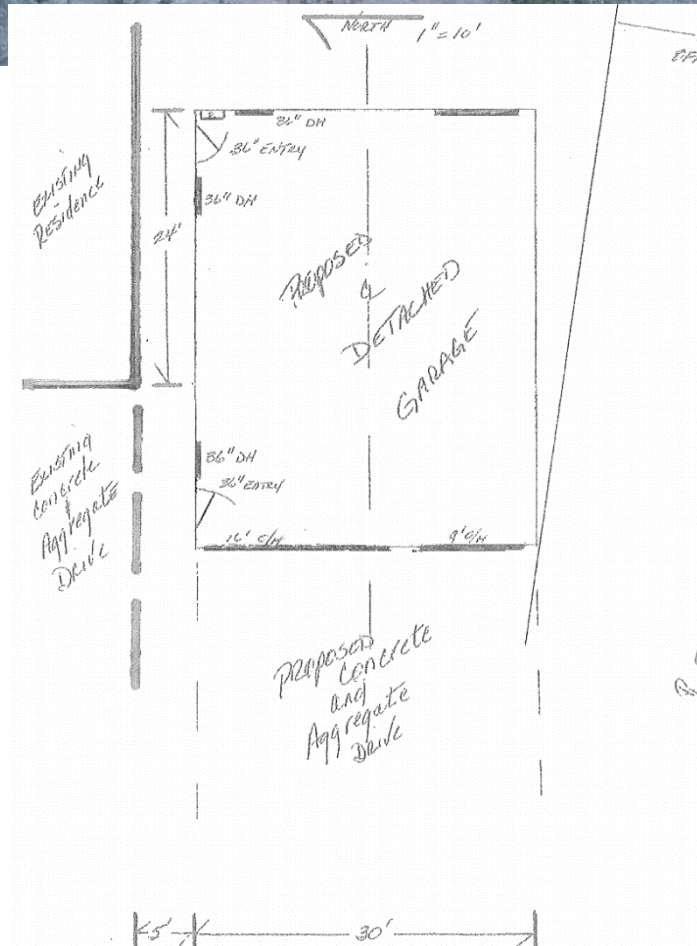
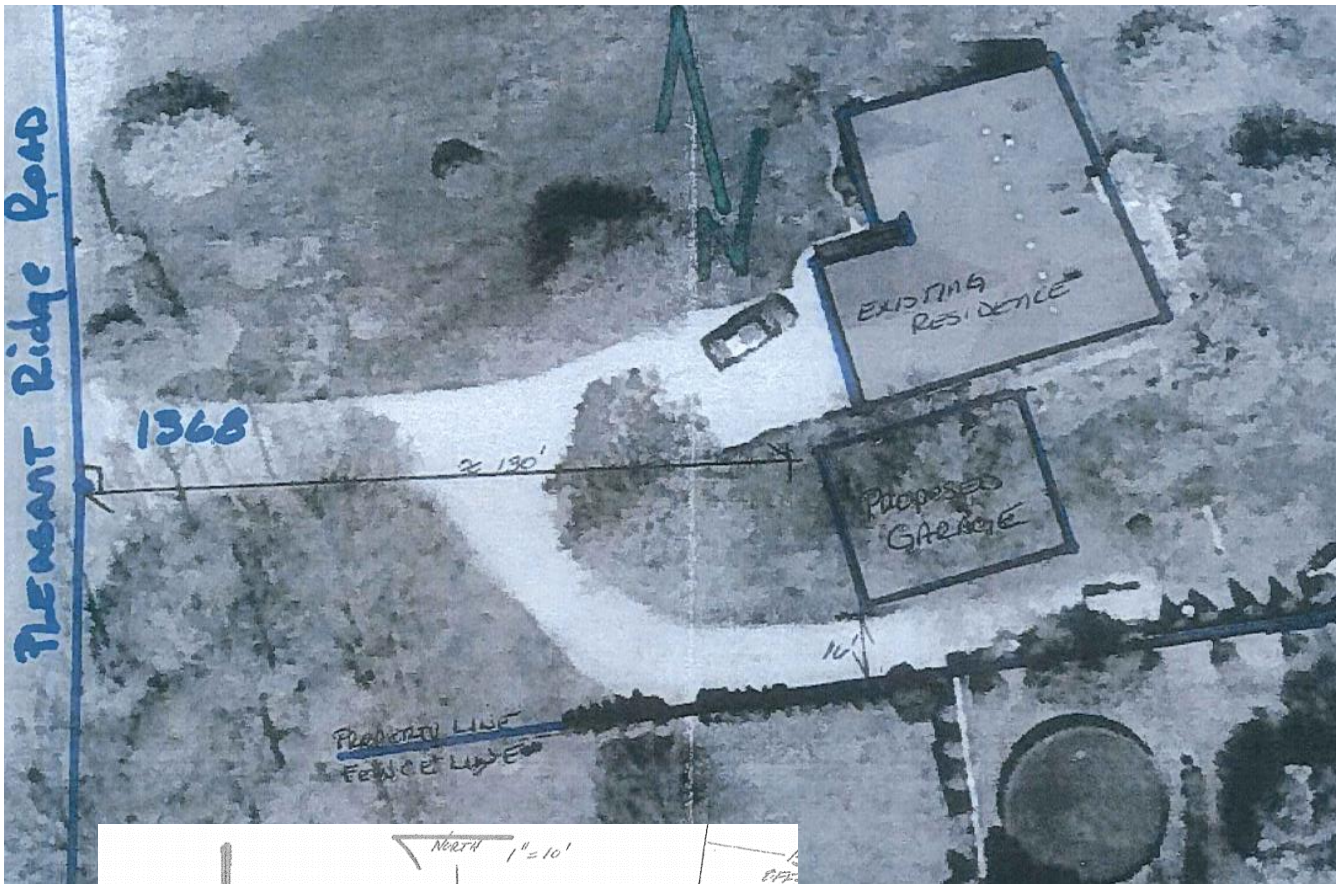


09/08/2020 15:52



09/08/2020 15:54

Site Plan



Narrative Statement

Madison County Illinois Building and Zoning
157 N. Main Street
Suite 254
Edwardsville, IL. 62025

Dear Zoning Board of Appeals,

We are applying for a zoning variance to construct a detached multi-vehicle garage next to our primary residence located at 1368 Pleasant Ridge Road.

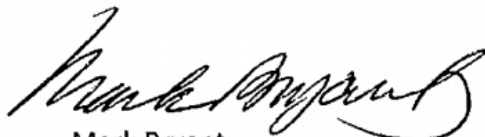
We are zoned Agricultural, however, our lot is smaller than 2 acres. Our plans call for the garage to be 30 feet by 38 feet and to extend in front of our house approximately 12 feet. The garage will be built on the south side of the house. The garage will be approximately 6 feet separate from the house. Our plan will allow at least 15' separation from the southern property line. The garage will be about 125 feet from Pleasant Ridge Road to the west. We recently subdivided our property in late 2015 and have a recent survey for our use. We are not aware of any utilities, buried or overhead, on the south side of the house and in the area of the proposed garage location. All Utilities enter the house from the north side.

We believe that the garage and the proposed location will add to and compliment the appearance of our property. We intended the "stagger" of the garage 12 feet in front of the house to be consistent with the existing offsets or "stagger" of the existing house design. All aspects of construction are to be consistent with and match the existing house (roof pitch, overhangs, etc.). We also intended that the garage location not completely block the large windows in our dining room, which would be the case if we moved the garage to the east making it flush with the front of the house (and avoiding the need for the variance). In essence, we feel that this location is the best and most useful location on the property. We also strongly believe that this project will compliment and be in harmony with the development of the neighborhood.

We hope you find our application complete and compelling, and look forward to our building permit application and zoning variance application at the earliest opportunity.

Thank You for your time and consideration,

Sincerely,



Mark Bryant

Janice Kubian-Bryant

RESOLUTION – Z21-0037

WHEREAS, on the 22nd day of June 2021, a public hearing was held to consider the petition of Darren Merkle, owner of record, requesting variances as per §93.023, Section B, Item 1, Subsection (a) of the Madison County Zoning Ordinance in order to create two tracts of land that are 40 feet wide and 92.34 feet wide, respectively, at the 50 foot front yard setback instead of the required 150 feet of width. This is located in an “A” Agricultural District in Saline Township at 2653 Becker Road, Highland, Illinois, County Board District #1, PIN# 02-2-18-34-00-000-049; 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 Darren Merkle 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

Bill Meyer

Nick Petrillo

Robert Pollard

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

**BUILDING & ZONING COMMITTEE
JULY 1, 2021**

Finding of Fact and Recommendations

Hearing Z21-0037

Petition of Darren Merkle, owner of record, requesting variances as per §93.023, Section B, Item 1, Subsection (a) of the Madison County Zoning Ordinance in order to create two tracts of land that are 40 feet wide and 92.34 feet wide, respectively, at the 50 foot front yard setback instead of the required 150 feet. This is located in an “A” Agricultural District in Saline Township at **2653 Becker Road, Highland,** Illinois, County Board District #1, PIN# 02-2-18-34-00-000-049

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

Members Absent:

A **motion** was made by Mary Goode and **seconded** by Nicholas Cohan that the petition of Darren Merkle 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.** Darren Merkle, applicant, stated that he wants to split his property to sell the other half for someone to build a new house; **VI.** Mary Goode, ZBA member, asked if this was originally part of a subdivision, to which Mr. Merkle stated that it was part of Plocher Family Farms subdivision. Ms. Goode asked if the subdivision adhered to County regulations at the time, to which Mr. Merkle responded that it was, and he acquired an additional 1.5 acres with it which brought him over the 2 acres to split the property in two; **VII.** Kenneth Krausz, adjacent property owner, stated the Plocher Family Farms subdivision had 3 acre lots, and he was told they had to be kept at 3 acres. Mr. Krausz stated that there are already enough homes on Becker Road for it being a country road. Mr. Krausz said that all of Plocher Family Farms is 3 acre lots; **VIII.** Ms. Goode asked if the 3 acre requirement was listed in the covenants and restrictions for the subdivision, and she thinks the County requirement is only 2 acres. Chris Doucleff, Department Administrator, confirmed that the County requirement is only 2 acres. Mr. Krausz stated there is not a homeowners association or any covenants and restrictions. Mr. Doucleff stated that we go by the County’s requirement; **IX.** Martha Krausz, adjacent property owner, stated that water runs from that field onto their property, they get a lot of runoff during a heavy rain, and she is concerned that adding a home there will increase the runoff; **X.** Ms. Goode asked Mr. and Mrs. Krausz which property is theirs in relation to Mr. Merkle’s property, and they stated that it is the property to the south.

Roll-call vote.

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

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z21-0037

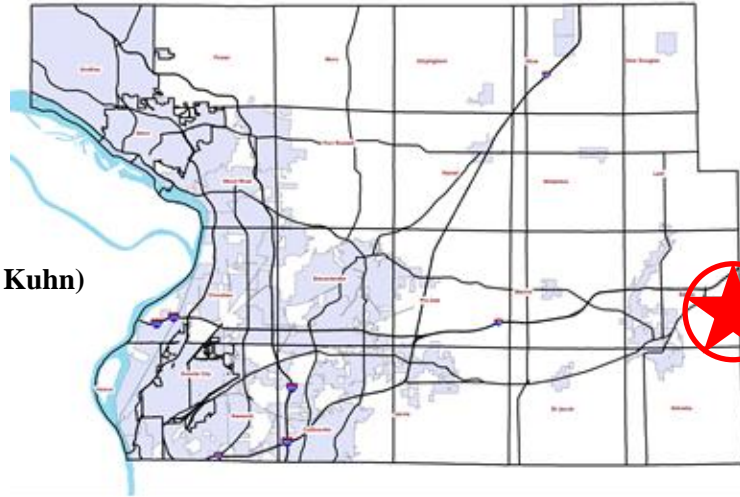
Meeting Date: June 22, 2021

From: Noelle Maxey
Zoning Coordinator

Location: 2653 Becker Road
Highland, Illinois
County Board District #1 (Judy Kuhn)
PIN: 02-2-18-34-00-000-049

Zoning Request: Variance

Description: Property Width Variance



Proposal Summary

The applicant and owner of record is Darren Merkle. The subject property is zoned “A” Agricultural District and is located in Saline Township at 2653 Becker Road, Highland, County Board District #1. The applicant is requesting variances as per §93.023, Section B, Item 1, Subsection (a) of the Madison County Zoning Ordinance to create two tracts of land that are 40 feet wide and 92.34 feet wide, respectively, at the 50 foot front yard setback instead of the required 150 feet. In order for the applicant to subdivide the property, 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	Single-Family Dwelling	“A” Agricultural
East	Single-Family Dwelling	“A” Agricultural
West	Single-Family Dwelling	“A” Agricultural

- *Zoning History* – There have been no other zoning requests on the subject property, and there are no outstanding violations.
- *Variance for Property Width* – The applicant is wanting to subdivide the subject property and is requesting variances for the two new tracts of land to be less than the required 150 feet of width at the 50 foot front yard setback. The proposed layout for this subdivision has Lot 7A as 40 feet wide and Lot 7B as 92.34 feet wide at the front yard setback. The existing property only has 92.34 feet of width along Becker Road, all of which will be contained in Lot 7B. Lot 7A will be accessed by a 40 foot wide private roadway easement. See page 3 for the aerial photographs of the property and page 5 for the proposed subdivision layout. The proposed layout meets all other subdivision and zoning requirements.

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.

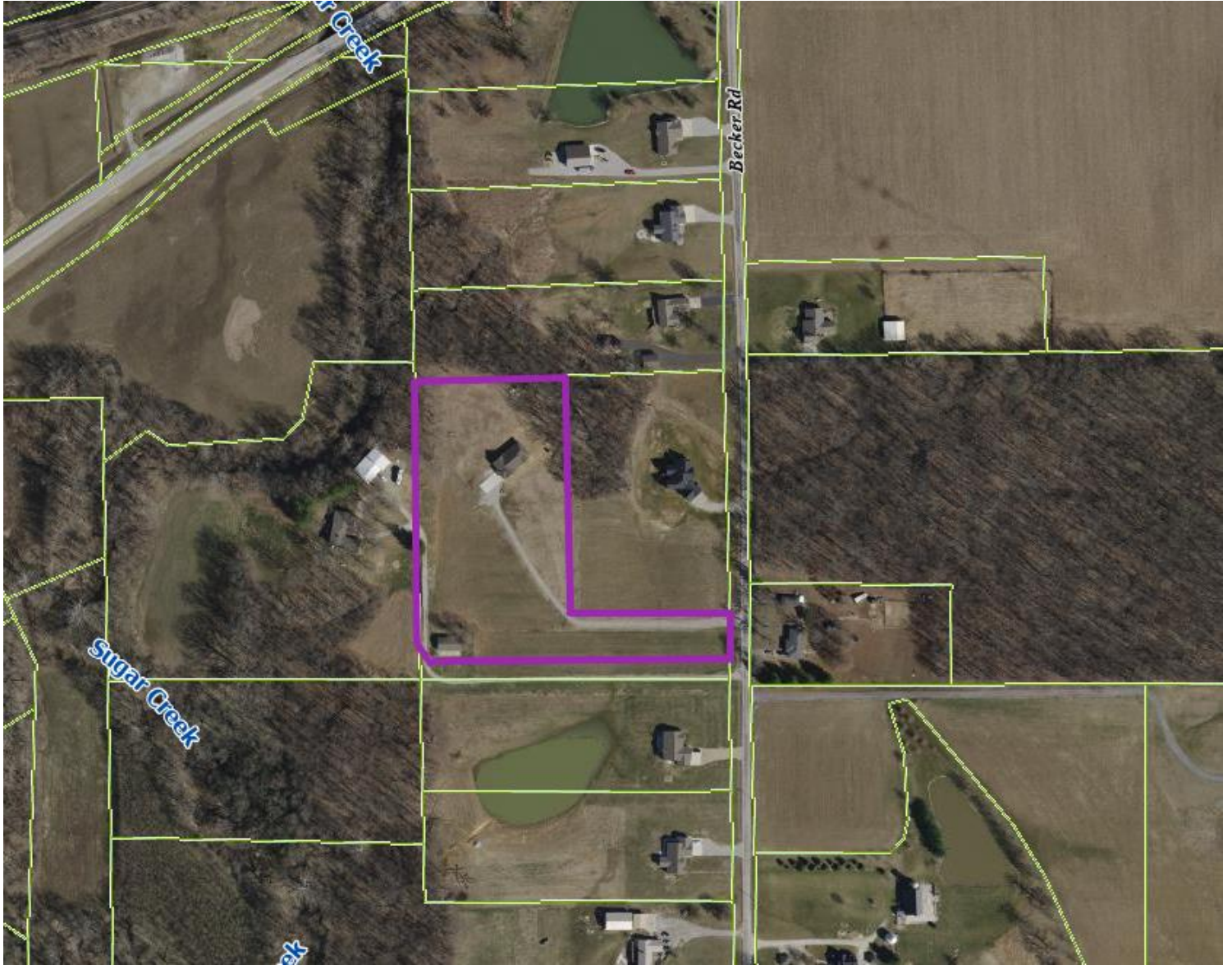
1. In the past 13 years, there have 73 variance requests for the width of a property. All were approved.
2. The below Standards of Review for Variances should be taken into consideration for this request. The ZBA has the authority to add conditions of approval to the variance request or recommend denial of the request if the ZBA feels it does not meet the below Standards or Review.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Standards of Review for Variances

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

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

Aerial Photographs



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

Site Photographs



REF.: P.C. 66, PAGE 122
ZONED (A) AGRICULTURAL

N.E. CORNER,
LOT 7, PLOCHER FAMILY
FARMS 4TH SUBD.

S 89°09'42" W 317.35'

N.W. CORNER,
LOT 7, PLOCHER FAMILY
FARMS 4TH SUBD.

EXISTING 15' WIDE
DRAINAGE EASEMENT

WEST LINE,
EAST 1/4, N.E. 1/4,
SEC. 34-4-5

**Lot 7A
3.28 Ac.**

EXISTING BUILDING

EXISTING CONCRETE

EXISTING 15' WIDE
DRAINAGE EASEMENT

EXISTING 15' WIDE
DRAINAGE EASEMENT

APPROX. LOCATION OF
RELOCATED DRIVEWAY

**PLOCHER FAMILY FARMS
4TH SUBDIVISION
P.C. 66, PAGE 122**

N 01°06'38" W 543.27'

Lot 6

PROPOSED 40' WIDE
INGRESS/EGRESS AND
DRAINAGE EASEMENT, &
PUBLIC/QUASIPUBLIC
UTILITY EASEMENT

APPROX. LOCATION OF
RELOCATED DRIVEWAY

EXISTING 40' WIDE INGRESS/EGRESS
EASEMENT & PUBLIC/QUASIPUBLIC
UTILITY EASEMENT

S.E. CORNER,
LOT 6, PLOCHER FAMILY
FARMS 4TH SUBD.

S 89°22'46" W 191.46'

EXISTING DRIVEWAY
TO BE RELOCATED

15' PROPOSED
DRAINAGE
EASEMENT

**Lot 7B
2.00 Ac.**

HATCHED AREA
TO BE VACATED

100'

HATCHED AREA
TO BE VACATED
HEREON

50'

50'

EXISTING ACCESSORY
BUILDING

20.3'

20.6'

50'

50'

S 89°22'46" W 40.00'

SOUTH LINE,
LOT 7, PLOCHER FAMILY
FARMS 4TH SUBD.

S 89°22'46" W 341.78'

316.78'

SOUTH LINE,
LOT 6, PLOCHER FAMILY
FARMS 4TH SUBD.

2309 SQF
DEDICATED
FOR R.O.W.

60.82'

N 89°22'48" E 633.97'

548.15'

25.00'

92.34'

92.34'

25.00'

N 01°03'01" W 92.34'

BECKER ROAD

PLOCHER FAMILY FARMS **Lot 4**

Dee Ann Vogel
Book 3395, Page 705

Narrative Statement

The owner, Darren Merkle, of the property being subdivided is requesting a variance be granted for the minimum lot width at the front building setback line. Referring to the Final Plat, Mr. Merkle's existing home on Lot 7A is located approximately 133 feet north of Lot 7B and 410 feet from Becker Road. His driveway accesses Becker Road and is located within an existing 40' wide ingress-egress and public/quasipublic utility easement. Additionally, an ingress-egress and public/quasipublic utility easement is proposed on the 40-foot wide strip on his property located between Lot 7B and Lot 6 of Plocher Family Farms 4th Subdivision. Mr. Merkle's existing driveway located within Lot 7B will be relocated onto Lot 7A as shown on the Final Plat. Therefore, we are requesting the front building setback for Lot 7A be 40 feet in width at the 50' front yard setback instead of the required 150 feet.

The proposed house location on the Lot 7B will be located approximately 410 feet from Becker Road due to building setbacks. The driveway for the new house will access Becker Road within the 92.34 feet of frontage that abuts Becker Road. Therefore, we are requesting the front building setback for Lot 7B be 92.34 feet in width at the 50' front yard setback instead of the required 150 feet.

RESOLUTION – Z21-0038

WHEREAS, on the 22nd day of June 2021, a public hearing was held to consider the petition of Affordable Homes, LLC, applicant on behalf of Lakeshore Estates, LLC, owner of record, requesting a zoning map amendment to rezone two tracts of land totaling 29.17 acres from "B-3" Highway Business District and "R-3" Single-Family Residential District to "PD" Planned Unit Development District to bring the existing mobile home park into compliance and continue its operation. These properties are located in Chouteau Township at 3120 and 3115 W Chain of Rocks Road, Granite City, Illinois, County Board District #21, PIN#s 18-1-14-28-00-000-004 and 18-2-14-33-01-101-011; 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 Affordable Homes, LLC and Lakeshore Estates, LLC be as follows: **Approved with conditions as listed in Attachment "A"**; and,

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

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

s/ Mick Madison
Mick Madison, Chairman

s/ Dalton Gray
Dalton Gray

s/ Terry Eaker
Terry Eaker

s/ Ryan Kneedler
Ryan Kneedler

Bill Meyer

Nick Petrillo

Robert Pollard

s/ Bobby Ross
Bobby Ross

s/ Victor Valentine
Victor Valentine

**BUILDING & ZONING COMMITTEE
JULY 1, 2021**

Attachment “A” – District Requirements and Conditions of Use

The “PD” Planned Unit Development District is approved for the 29.17 acres, addressed as 3120 and 3115 W Chain of Rocks Road (PINS: 18-1-14-28-00-000-004 and 18-2-14-33-01-101-011) in Granite City, contingent on the sale between Affordable Homes, LLC and Lakeshore Estates, LLC.

Permitted Uses

1. Mobile Home Park

Special Uses

The following uses may be allowed by Special Use Permits in accordance with provisions of §93.162 and §93.178.

1. Utilities, electrical substations, other public utility distribution facilities.

Accessory uses. (See §93.051 (B))

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

1. Off-street parking and loading.
2. Storage of merchandise or inventory usually carried in stock, provided that such storage shall be located on the lot with the retail, service or commercial use. There can be storage on the outside of the building, provided that it is kept in a neat and orderly condition, and not permitted to create a health hazard and an eyesore to the general area.

Prohibited uses.

1. Neither junkyards, the dismantling of vehicles or the storage of dismantled vehicles, petroleum bulk plants, or outside storage of inflammable liquids or explosives, shall be permitted in this district.
2. Manufacturing of any kind.
3. Vehicles, such as automobiles, buses, and trucks that do not bear a current set of license plates; or are not in running condition; or are in such a condition that they are inoperable on public streets shall not be permitted.
4. Outside storage of goods or materials not in working condition or not intended for use or consumption.
5. Restaurants or bars that feature nude dancing in any form.
6. Railroad freight cars or large transport trailers.

Additional Requirements

1. The Lakeshore Estates Mobile Home Park shall be exclusively used as a mobile home park and is limited to a maximum of 129 mobile home units.
2. The park shall be allowed to replace any of the existing homes with better quality new or used homes of a similar size on the existing pads and shall meet the existing mobile home setbacks of the specific lot where it is being replaced.
3. Each mobile home installed in the park after the Madison County Board’s approval of the rezoning petition shall meet the following standards:
 - a) Each home must be equipped with fire resistant skirting which encloses the otherwise exposed area beneath the bottom of the home and the ground.
 - b) No permanent additions shall be built onto or become a part of any mobile home.
 - c) Each mobile home must be tied down in a safe and secure manner.

- d) Each home shall be manufactured after 1976 and meet the requirements of the United States of America Standards Institute/A119-1, as periodically revised.
 - e) Each home shall adhere to the minimum standards of the Madison County Zoning Ordinance, Mobile Home Park Code, and all applicable Building Codes.
4. Within 5 years of the Madison County Board's approval of the rezoning petition, all existing homes in the park shall meet the standards in Condition #3.
5. The applicant, owner, and/or operator and their successors shall obtain a building permit from the Madison County Building & Zoning Department prior to the installation of any new home.
6. Within 2 months following rezoning, the applicant, owner, and/or operator and their successors shall adopt a separate set of rules and regulations (see Attachment "B" for proposed Rules and Regulations) governing the use and maintenance of mobile home sites, so as to keep the park in good repair and in a safe, clean, and sanitary condition. These rules and regulations shall include the following subjects:
- a) Control of pets.
 - b) Storage of refuse and garbage.
 - c) Design and construction of auxiliary structures and fixtures, including mini-pools, planters, trellises, and outdoor artwork.
 - d) Control of abandoned and unlicensed automobiles.
 - e) Control of growth of weeds and grass.
 - f) Control of insects and other pests.
 - g) Proper upkeep and maintenance of mobile homes, including doors, window, skirting, decks and porches.

The applicant, owner, and/or operator and their successors shall submit the park rules during the mobile home park license renewal and are responsible for enforcing the rules within the park.

7. The applicant, owner, and/or operator and their successors shall operate the park in compliance with the applicable state and local codes pertaining to operation of mobile home parks, including the Illinois Mobile Home Park Act (210 ILCS 115/1 *et seq.*).
8. The applicant, owner, and/or operator and their successors shall apply for an annual permit issued pursuant to the Madison County Mobile Home Park Code. As a part of the renewal process, substantial compliance with all terms of the agreement and the "PD" requirements will be necessary for the license renewal. In the event that the applicant, owner, and/or operator fails to substantially comply with the conditions established by the "PD" requirements, the applicant, owner, and/or operator and their successors shall discontinue operation of the park.

Finding of Fact and Recommendations

Hearing Z21-0038

Petition of Affordable Homes, LLC, applicant on behalf of Lakeshore Estates, LLC, owner of record, requesting a zoning map amendment to rezone two tracts of land totaling 29.17 acres from “B-3” Highway Business District and “R-3” Single-Family Residential District to “PD” Planned Unit Development District to bring the existing mobile home park into compliance and continue its operation. These properties are located in Chouteau Township at **3120 and 3115 W Chain of Rocks Road, Granite City, Illinois**, County Board District #21, PIN#s 18-1-14-28-00-000-004 and 18-2-14-33-01-101-011

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

Members Absent:

A **motion** was made by Mary Goode and **seconded** by Sharon Sherrill that the petition of Affordable Homes, LLC be as follows: **Approved with conditions as listed in Attachment “A”.**

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.** Erin Kennedy, representative for the applicant, stated that the applicant is currently under contract to purchase the property and is hoping to get the “PD” zoning so he can improve all the homes in the park. Ms. Kennedy stated the applicant is submitting to stricter “PD” district requirements and rules and regulations for the park. Ms. Kennedy stated the applicant would bring in professional management to address the issues in the park, and the outstanding sewer fees would be included with closing on the property. Ms. Kennedy described the subdivision that the applicant is currently going through to split the larger parcel, keep the vacant part zoned “B-3”, and sell it as commercial property for development. Ms. Kennedy stated that any new mobile homes brought in would have to meet the existing setbacks of the ones they are replacing; **VI.** Mary Goode, ZBA member, asked if the occupants currently pay their own water and sewer bills, to which Nick Najjar of Affordable Homes, LLC stated that the residents pay a flat fee for water and sewer. Ms. Goode asked if they are separately metered, to which Mr. Najjar stated there are meters on all the units currently, but they are outdated and will be replaced. Ms. Goode asked if they will be charging extra fees to replace the meters, to which Mr. Najjar stated ownership will be covering the cost to update the meters, then the occupants will be paying monthly water and sewer bills based on individual usage; **VII.** Thomas Ambrose, ZBA member, stated that he knows people who live in the Edwards Mobile Home Park that Mr. Najjar also purchased a couple years ago, and they say the roads haven’t been improved. Mr. Najjar stated the roads were resurfaced right around the time he purchased the property, but there is a group of roads that are on the list of improvements to make this year; **VIII.** Gary Gaines, adjacent property owner, asked what the “PD” district is, and Noelle Maxey, Zoning Coordinator, explained what the district is. Mr. Gaines asked if the park will be expanded in any way, to which Mr. Doucleff stated that they will not be allowed to expand the park. Ms. Kennedy stated that part of the agreement is to not add any additional mobile home sites than what are already existing, and the western part of the property will be split off and sold commercially. Mr. Gaines stated that the properties west of the park have had problems with trespassing and theft, and Ms. Goode stated that is with the current ownership; **IX.** Cheryl Blamer, resident of Lakeshore Mobile Home Park, stated the current owner does not take care of things and does not hire the proper people to take care of it. Ms. Blamer stated that no one is screened before moving into the park, and they had to get background checks done before moving in back when she first started living there. Ms. Blamer stated that she’s had neighbors that had to be evicted because it’s so bad, and she put up cameras around her home. Ms. Blamer said that she owns her home, but she’s about ready to move out because of everything happening there; **X.** Mr. Najjar stated that he is well aware of the almost non-existent management, and they will be doing background checks. Mr. Najjar said that they have been able to get most of the bad apples out of Edwards Park, but it is a process that takes some time; **XI.** Kerry Slaton, resident of Lakeshore Mobile Home Park, stated that the park floods badly, and the pumps are controlled by IDOT, but they don’t turn them on high enough during heavy rains.

Mr. Slaton stated he's contacted IDOT several times about this, and they don't do anything; **X.** Diane Slaton, resident, stated that they moved in to the park in 1993 and recently moved out because of the management; **XI.** Ms. Goode asked if there will be rentals or if the homes will only be owner-occupied, to which Mr. Najjar stated that the goal is to have people own their homes because it helps improve the community; **XII.** Stacy Smith, nearby property owner, stated there are always police, ambulances, drug overdoses in the park, and there are a lot of issues that are not being taken care of. Ms. Smith noted that is says "newer" trailers not "new," and asked what kind will be put in. Mr. Najjar stated that there isn't much difference in the mobile homes from year to year, it's more dependent on how they are upkept. Mr. Najjar stated if there is an old trailer, they will bring in a new one to improve the community; every once in a while it will be a used trailer, but it wouldn't be very old because the old ones don't transport very well; **XIII.** Mr. Najjar responded to an anonymous speaker from the audience that any new resident would be screened with a background check and to make sure they have a job and will be a good member of the community; **XIV.** Ms. Slaton asked if this is what he plans on doing when he purchases it, to which Ms. Kennedy stated that is the plan after the sale, and the sale is contingent on the rezoning being approved; **XV.** Mr. Slaton asked if anything will be done with IDOT and the flooding, to which Mr. Najjar stated they have a report from their surveyor on how to mitigate the flooding, and he does not want any mobile homes to flood.

Roll-call vote.

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

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z21-0038

Meeting Date: June 22, 2021

From: Noelle Maxey
Zoning Coordinator

Location: 3120 and 3115 W Chain of Rocks Road
Granite City, Illinois
County Board District #21 (Eric Foster)
PIN: 18-1-14-28-00-000-004
18-2-14-33-01-101-011



Zoning Request: Zoning Map Amendment

Description: Rezone from “B-3” and “R-3” to “PD” Planned Unit Development

Attachments: Attachment “A” – District Requirements and Conditions of Use
Attachment “B” – Proposed Rules and Regulations

Proposal Summary

The applicant is Affordable Homes, LLC, on behalf of Lakeshore Estates, LLC, owner of record, requesting a zoning map amendment for two properties that contain Lakeshore Estates Mobile Home Park. The two properties combined are 29.17 acres in size, with the larger lot zoned “B-3” Highway Business District and the smaller lot zoned “R-3” Single-Family Residential District. The applicant is requesting to rezone these two properties to a “PD” Planned Unit Development District in order to maintain the mobile home park and replace old or run-down mobile homes with new or like-new mobile homes. The properties are located in Chouteau Township at 3120 and 3115 W Chain of Rocks Road, Granite City, County Board District #21. Building & Zoning will be using “R-6” Mobile Home Park District standards as a basis for the requirements of this “PD” Planned Unit Development District, with the exception of setback and floor area square footage requirements. The applicant will be required to maintain the current setbacks of all existing mobile homes in the park. In order for the subject property to be rezoned, the ZBA must review and approve the application as per §93.176, Section (A), Item (3) of the Madison County Zoning Ordinance.

Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	I-270/Mobile Home Park	City of Granite City/”B-3” Highway Business
South	Canal/Mobile Home Parks/Self-Storage Facility/Various Other Businesses	”R-3” Single-Family Residential/”PD” Planned Development/”B-3” Highway Business/”B-4” Wholesale Business/”M-2” General Manufacturing
East	Vacant/Edwards Mobile Home Park	”B-3” Highway Business/”PD” Planned Development
West	Self-Storage Facility/Single-Family Dwellings/Trucking Facility	”B-4” Wholesale Business/”R-5” Multiple-Family Residential/”M-1” Limited Manufacturing

- *Zoning Map Amendment* – The applicant is requesting a zoning map amendment in order to rezone two properties with a combined acreage of approximately 29.17 acres from “B-3” Highway Business District and “R-3” Single-Family Residential District to “PD” Planning Unit Development District in order to bring the existing mobile home park into compliance with the Madison County Zoning Ordinance. This would allow the properties to continue operating as a mobile home park and for the owner to be able to replace old and run-down mobile homes with new or like-new mobile homes.

The larger of the two parcels is zoned “B-3” Highway Business and is currently in the process of being subdividing into two lots – the first will contain the existing mobile home park and will be 27.06 acres in size, and the second is currently vacant and will be sold as commercial property. The smaller of the two subject parcels is located across W Chain of Rocks Road to the south, is zoned “R-3” Single-Family Residential, and is 2.11 acres in size. In order to have less of an impact on the surrounding area, the applicant has agreed to limit future uses of the property. The mobile home park would be the only permitted use on the properties. Attachment “A” on pages 11 and 12 includes the proposed requirements and conditions of use for the properties, if approved. Any changes to Attachment “A” would require another zoning hearing to amend the conditions of use for the properties.

- *Existing Structures and Uses* – There are currently 129 mobile home sites within the park across the two parcels and one office site. The applicant intends on utilizing all mobile home and office sites for the mobile home park use.
- *Zoning History* – The mobile home park was established in 1960 and is currently functioning as a legal non-conforming use, as mobile home parks are not permitted in “B-3” or “R-3” Districts. Due to the legal non-conforming status, the owner is not permitted to bring in new mobile homes to the property, as it would constitute as an expansion of the legal non-conforming use. The owner is wanting to sell the property to the applicant and is looking to bring the mobile home park into compliance with all zoning regulations, which triggered the need for the rezoning request.
- *Code Violations* – Over the years there have been numerous violations on each of the two properties, including violations for open dumping, building additions to mobile homes, high grass, junk and debris, burning items, unlicensed vehicles, and property maintenance violations. There are multiple open violations on the mobile home park.
- *Special Service Area 1* – The subject properties are provided access to sewers through Madison County Special Service Area 1 (SSA1). The current owner, Lakeshore Estates, LLC, had not been paying the sewer bills and was taken to court for the unpaid fees. The remaining fees for the properties will be paid off during closing.
- *Mobile Home Setbacks* – The applicant has requested that the 129 mobile home sites be permitted to keep their existing setbacks, some of which do not meet the “R-6” Mobile Home Park requirements. The “PD” District does not include specific setback requirements. Any mobile home brought in to replace another must meet the same setbacks as the one being removed.
- *Density* – The applicant is proposing 129 lots for mobile home placements. Although “PD” Districts do not require a minimum tract size per unit, the proposed density of 129 units on 29.17 acres will provide approximately 9,800 square feet per unit, which exceed the “R-6” Mobile Home Park District’s required 6,000 square feet per unit.
- *Open Space* – “PD” Districts are zoning districts designed to provide flexibility to developers for site design in exchange for common or public open space. The zoning ordinance requires that the applicant designates 25% of the net area of the properties as open space. The amount of area required to be dedicated as open space for the mobile home park is 7.29 acres. The existing open space in the

mobile home park covers approximately 11.7 acres, which totals about 40% of the net area of the properties, exceeding the district requirement.

- *Landscaping/Buffer*- The applicant did not provide a landscape or buffer plan for their proposal. ZBA may consider the impact this may have on the surrounding area.
- *Access and Circulation* – Both of the subject properties are located along W Chain of Rocks Road, a public roadway.
- *Maintenance and Operations* – As per Chapter 91.60 of the County Code, the owner is responsible for adopting a separate set of rules and regulations governing the maintenance of the mobile home park to keep its facilities and equipment in good repair and in a safe, sanitary condition. The rules are also required to address the control of pets, storage of refuse, abandoned and unlicensed vehicles, and other common deficiencies. Staff has made it a requirement that the mobile home park regulations that govern each of the properties must be adopted within 2 months of the sale of the property. See Attachment “B” beginning on page 13 for the proposed rules and regulations for Lakeshore Estates Mobile Home Park.
- *Sale Contingency* – The County is making a condition that, if approved, the zoning change will not take effect until the proposed sale between Affordable Homes, LLC and Lakeshore Estates, LLC has been finalized.

Staff Review

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

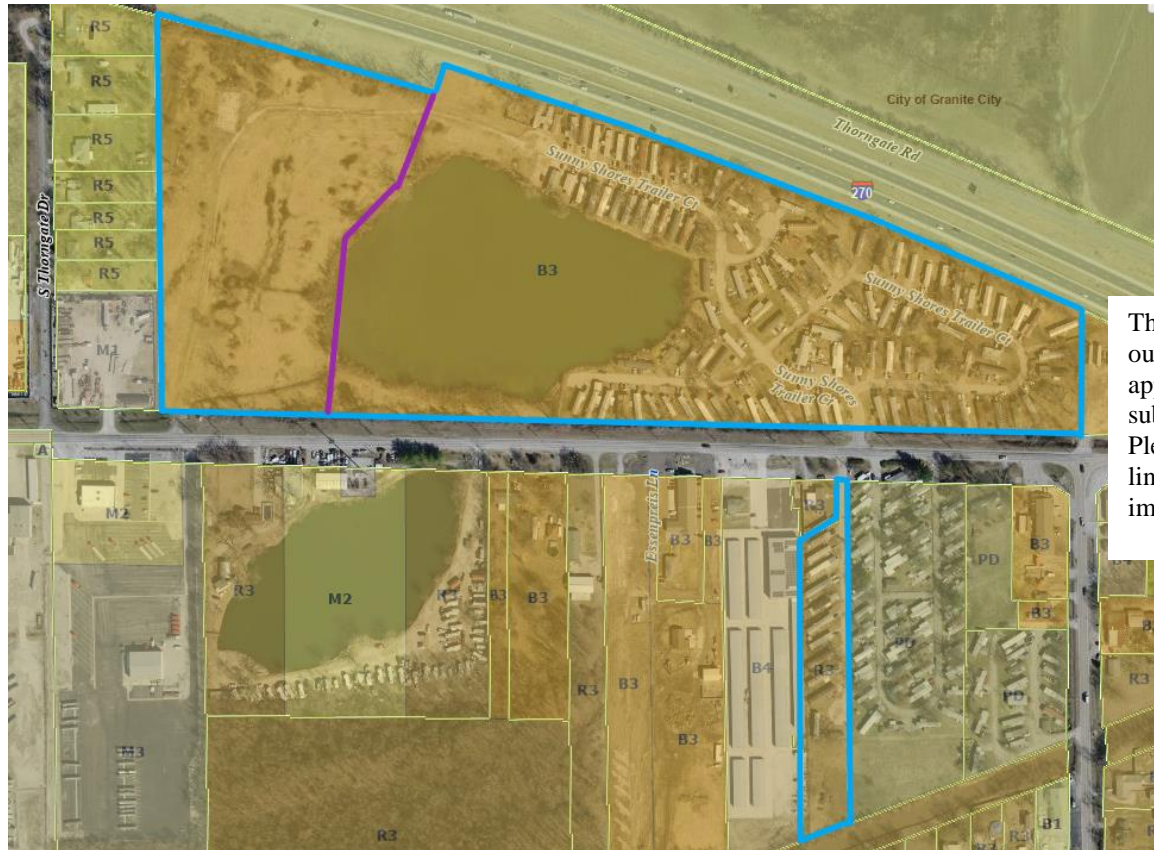
1. In the past 13 years, there have been over 100 requests for zoning map amendments. Of those, three have been requests to rezone to a “PD” Planned Unit Development District. All were approved.
2. The below Standards of Review for zoning map amendments should be taken into consideration for this request. The ZBA has the authority to amend the proposed “PD” District regulations to the zoning map amendment 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.

Standard of Review for Zoning Map Amendments

As per §93.178, Section F, Items 1-7, the following seven (7) items shall be considered by the Zoning Board of Appeals when reviewing a Zoning Map Amendment request.

1. Existing use(s) and zoning of the property in question;
2. Existing use(s) and zoning of other lots in the vicinity of the property in question;
3. Suitability of the property in question for uses already permitted under existing regulations;
4. Suitability of the property in question for the proposed use;
5. The trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property as initially zoned or last zoned;
6. The effect of the proposed rezoning would have on the implementation of the Comprehensive plan;
7. Impact of the proposed rezoning on surrounding properties;
8. Impact of the proposed rezoning on health, safety and welfare of the community.

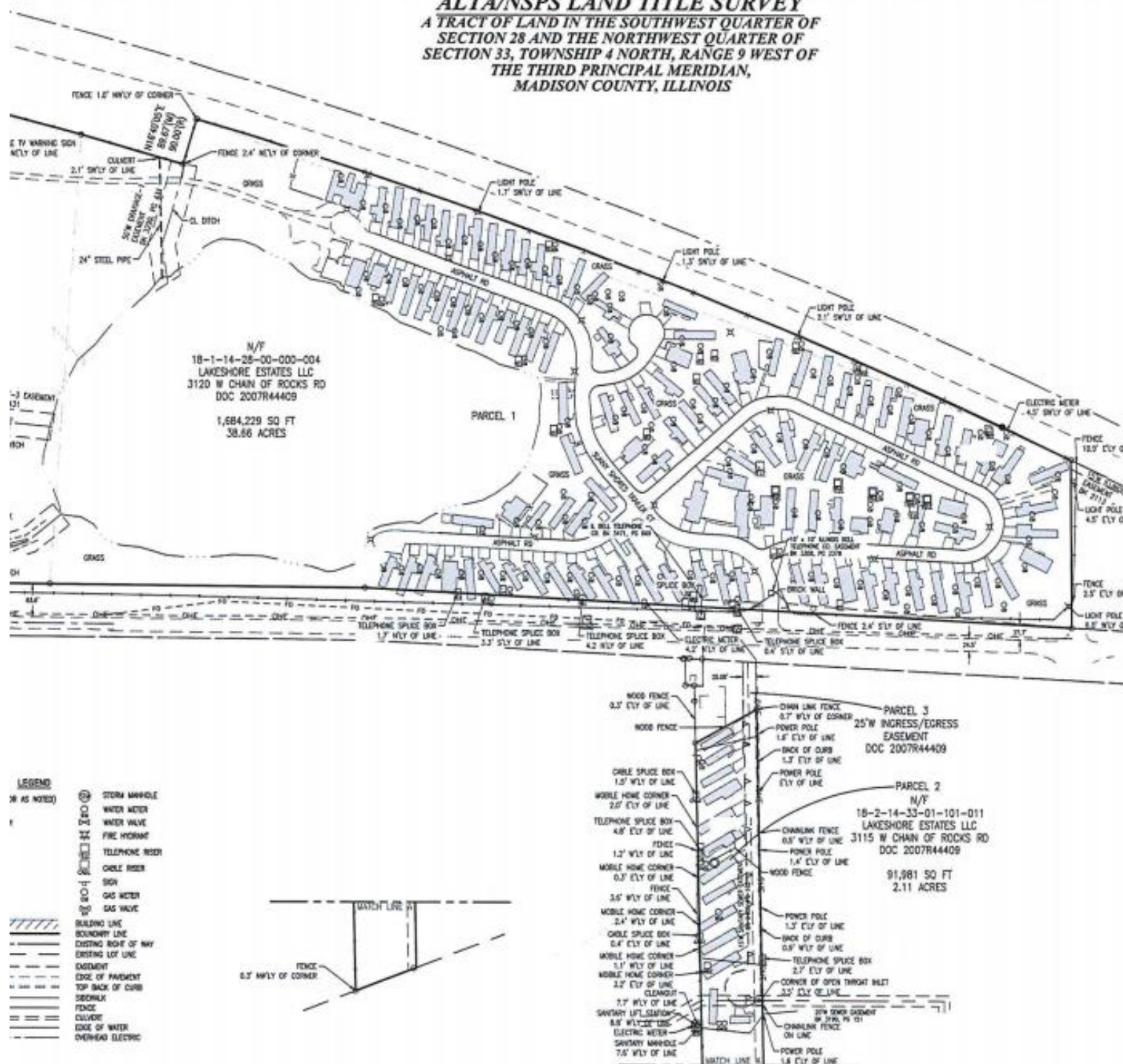
Aerial Photograph & Zoning Map



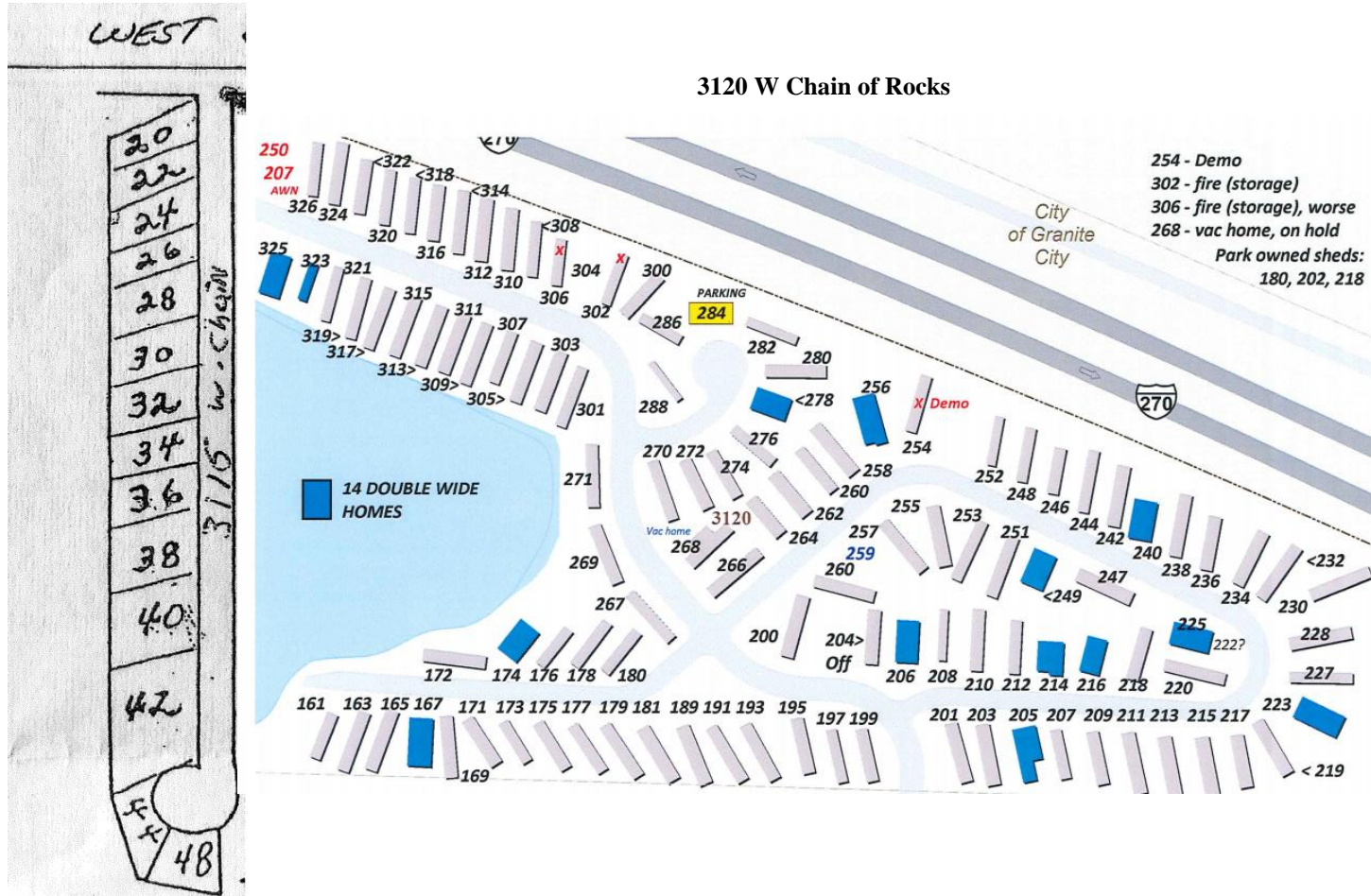
The subject properties are outlined in blue with the approximate location of the subdivision shown in purple. Please note that property lines may be skewed to imagery



ALTA/NSPS LAND TITLE SURVEY
A TRACT OF LAND IN THE SOUTHWEST QUARTER OF
SECTION 28 AND THE NORTHWEST QUARTER OF
SECTION 33, TOWNSHIP 4 NORTH, RANGE 9 WEST OF
THE THIRD PRINCIPAL MERIDIAN,
MADISON COUNTY, ILLINOIS

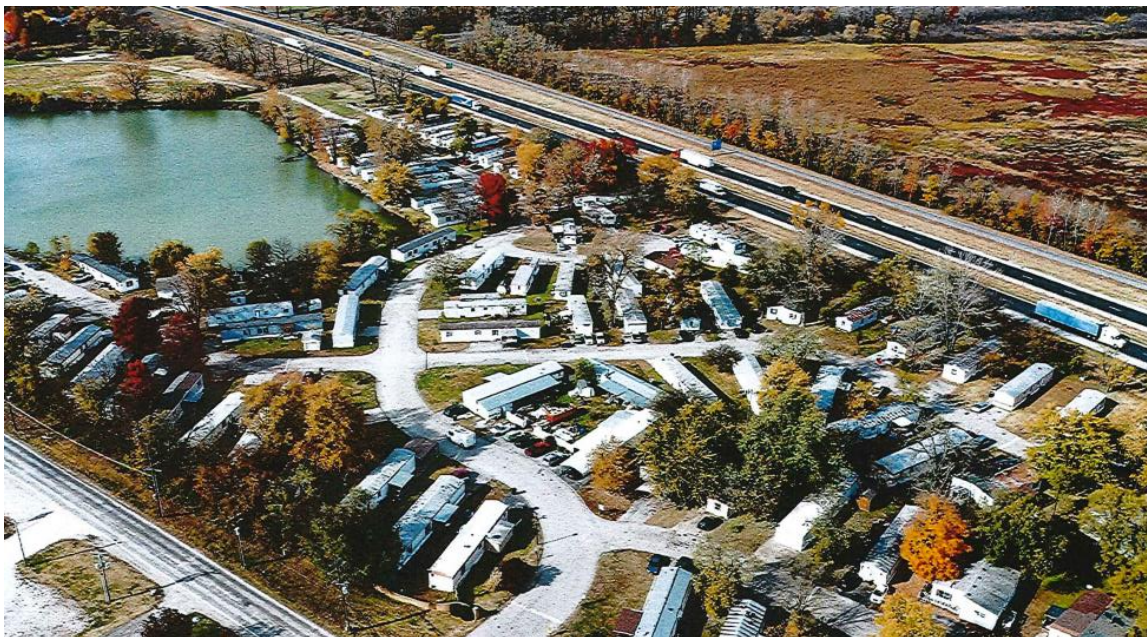
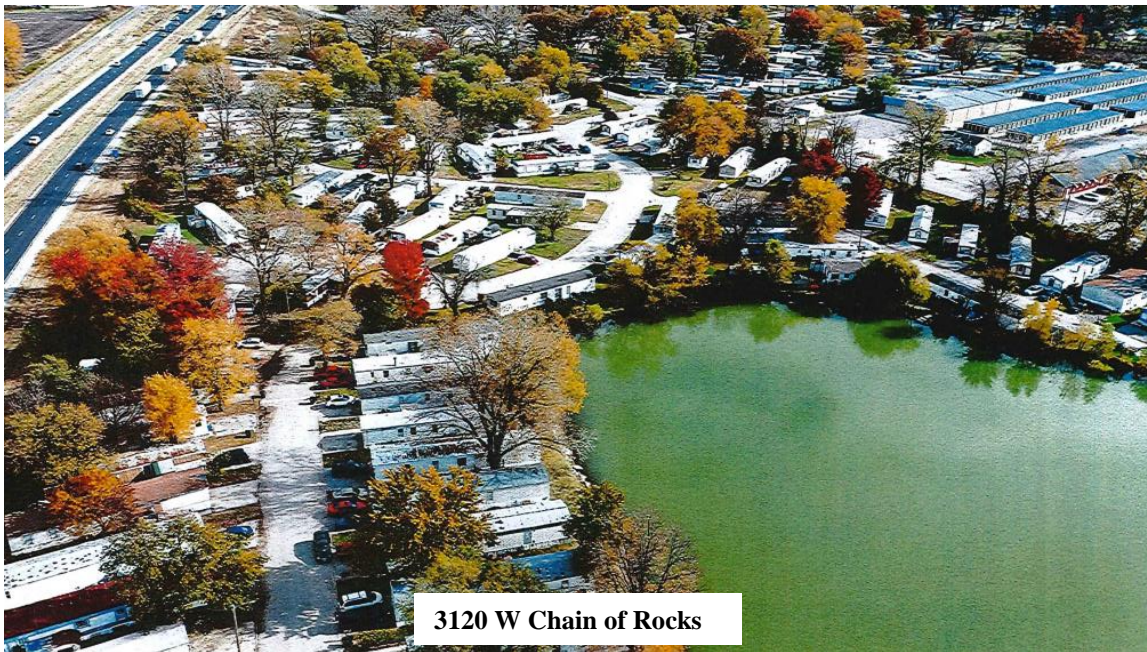


3115 W Chain of Rocks



Site Photographs

3115 W Chain of Rocks



Narrative Statement

Exhibit 1 to Application

Applicant: Affordable Homes, LLC (“Applicant”)
Current Owner: Lakeshore Estates, LLC
Subject Property: Lakeshore Mobile Home Park
18-2-14-33-01-101-011, R-3 (the “South Parcel”)
18-1-14-28-00-000-004, B-3 (the “North Parcel”)
(collectively, the “Park”)
Zoning Request: Planned Unit Development District “PD”

The Applicant is currently under contract to purchase the Park and would like to begin the process of updating the condition of the Park to meet and exceed the community standards. The Applicant requests that the property be rezoned from its existing R-3 and B-3 zoning to a Planned Unit Development “PD” with Madison County (“County”) consistent with this Application, the requirements of a PD, to the extent feasible, and the corresponding Exhibits provided. The Applicant is simultaneously seeking the subdivision of the North Parcel.

The Park was designed and established in 1960. Since 1960, the County zoning laws have changed making the Park no longer in conformity with the current County zoning requirements. While the Park maintains a legal non-conforming status, the Applicant desires to replace dated homes within the Park after purchase. The County has previously allowed the rezoning of Edwards Mobile Home Park (“Edwards”) to PD so that the Applicant may begin updating and replacing existing homes within that park. In that prior rezoning, the County allowed the park to maintain its current use as a mobile home park and allow for the replacement of newer homes within that park. Like the rezoning in Edwards, the Applicant now seeks this requested rezoning to allow it to begin the process of updating and improving the Park.

The Park

The Park is located at 3115 and 3120 W Chain of Rocks Rd in Granite City, IL. It is comprised of 129 mobile home sites and an office site located on two lots. The Park currently totals approximately 29.17 acres (consisting of both the North and South Parcel). The Applicant is seeking to subdivide the North Parcel into two new Lots. (See proposed Subdivision Plat). With this subdivision, the North Parcel shall be divided into Lot 2, which will remain under the current B-3 zoning and Lot 1, which comprises the existing mobile home park and will be zoned PD. This will allow the Applicant to start its planned improvement as further described in this application.

As a result of the subdivision, Lot 1 will consist of 27.06 acres and Lot 2 will consist of 11.60 acres. The South Parcel consist of 2.11 acres. As a result of the Subdivision contemplated above, the Park will have a total of 29.17 acres made up of Lot 1 of the North Parcel and all the South Parcel.

Please refer to the Maps of Survey, Subdivision Plat, Site Plan map and additional photographs of mobile homes within the Park enclosed with the application.

Green Space

The existing green space located on Lot 1 and the South Parcel meets or exceeds the PD District Zoning requirements at approximately 11.70 acres out of the Park's 29.17 acres. This represents approximately 40% green space coverage. Even with the subdivision, the zoning requirements are met, and adequate green space is maintained. The Applicant has no intention of expanding mobile homes onto the green space.

Summary of Plan Improvements

If the Applicant's request is approved, it plans on making the following improvements to the Property:

- Implementation and enforcement of new Park rules;
- Improvements to certain road, infrastructure, and landscaping to enhance the overall appearance of the Park;
- Removal and replacement of any homes in disrepair, replacing with new homes or used homes in good condition;
- Begin a process of selling the existing Park owned homes to current and new residents as an affordable home ownership alternative; and
- Provide 24-hour professional management to improve the safety and welfare of all residents and the surrounding community.

Applicant's Proven Track Record as a Developer and Owner

Nick Najjar is the principal owner of the Applicant, Affordable Homes, LLC. Nick is a successful and experienced real estate investor and developer. Affordable Homes, LLC is also a licensed manufactured home dealer in Illinois. Affordable Homes, LLC currently owns and operates the mobile home park situated at 3113 W Chain of Rocks Rd in Granite City, Illinois (Edwards Mobile Home Park) and the Parktown Mobile Home Park at 1 Parktown Dr Granite City, IL. Additionally, it owns and manages the Archway Manor Mobile Home Park at 7474 St. Charles Rock Rd in St. Louis, Missouri and also the Specialville Estates mobile home park in the southeast suburbs of Chicago. Since the acquisition of these three mobile park home communities, Applicant has improved the property significantly. Applicant has cleaned up the appearance of the properties by removing trash, debris, improved the road conditions, added professional signage, and enforced park rules. Applicant has also improved and replaced any outdated mobile homes or those in disrepair. Nick also owns two successful real estate publications, the Real Producers www.stlrealproducers.com as well as a strategic gifting company www.mycompanygifts.com. The Real Producers works exclusively with the top producing real estate agents in Madison County and St. Clair County. Nick also has close ties to the community and strives to provide clean, safe, and affordable housing in the area. Nick received a B.S. in Business Management from the University of Missouri—Columbia in 2006.

The Applicant has already successfully rezoned the Edwards park and commenced the planned improvements for that park. With this application, the Applicant is hoping to expand its efforts in the area by also improving the living conditions for the Lakeshore Estates Mobile Home Park.

Plan of Action

After the successful rezoning and subsequent purchase of the Park, the Applicant plans to hire a management professional (“Manager”) to manage and operate the mobile home park. The Manager shall be tasked with the following:

1) Rules enforcement.

While the current owner has been more lenient in its enforcement of the current park rules, the new Manager shall begin a strict enforcement of the new Park Rules. Enforcing these new Park Rules will allow the Park to take a big step in improving its overall impression. The Manager shall also coordinate with the Applicant on all the planned improvements. These improvements to the Park will transform this into a community where its residents can take pride in home ownership.

See the Proposed Rules and Regulations attached hereto as Exhibit 1A.

2) Offering Affordable Home Ownership.

The Applicant’s goal is to establish home ownership for all the residents at the Park. This will include financing the sale of the mobile homes that are currently owned by the Park. When people own their home instead of renting, the community atmosphere improves and also the general appearance of the property improves because people generally take care of their personal property more than a landlord’s property.

3) Professional Management.

An onsite manager is key to the overall success of the Park. The Manager will live on the Property in one of the homes and will be responsible for keeping the Park clean, enforcing the rules, and handling any issues that could arise.

4) Professional Operations.

The Applicant’s operations consist of both onsite and offsite professional property management. They currently manage 221 manufactured home lots and are equipped to handle the management and improvements at the Lakeshore Estates Mobile Home Park. The Applicant has the experience and track record to handle the improved operations and management.

The “PD” Planned Unit Development District Sought

§ 93.037 "PD" PLANNED UNIT DEVELOPMENT DISTRICT

(A) General. The purpose of this zoning district is to provide areas suitable for planned developments. The Planned District is designed to provide for site design and utilization in areas

Attachment “A” – District Requirements and Conditions of Use

The “PD” Planned Unit Development District is approved for the 29.17 acres, addressed as 3120 and 3115 W Chain of Rocks Road (PINS: 18-1-14-28-00-000-004 and 18-2-14-33-01-101-011) in Granite City, contingent on the sale between Affordable Homes, LLC and Lakeshore Estates, LLC.

Permitted Uses

1. Mobile Home Park

Special Uses

The following uses may be allowed by Special Use Permits in accordance with provisions of §93.162 and §93.178.

1. Utilities, electrical substations, other public utility distribution facilities.

Accessory uses. (See §93.051 (B))

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

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2. Storage of merchandise or inventory usually carried in stock, provided that such storage shall be located on the lot with the retail, service or commercial use. There can be storage on the outside of the building, provided that it is kept in a neat and orderly condition, and not permitted to create a health hazard and an eyesore to the general area.

Prohibited uses.

1. Neither junkyards, the dismantling of vehicles or the storage of dismantled vehicles, petroleum bulk plants, or outside storage of inflammable liquids or explosives, shall be permitted in this district.
2. Manufacturing of any kind.
3. Vehicles, such as automobiles, buses, and trucks that do not bear a current set of license plates; or are not in running condition; or are in such a condition that they are inoperable on public streets shall not be permitted.
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- f) Each home must be equipped with fire resistant skirting which encloses the otherwise exposed area beneath the bottom of the home and the ground.
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 - j) Design and construction of auxiliary structures and fixtures, including mini-pools, planters, trellises, and outdoor artwork.
 - k) Control of abandoned and unlicensed automobiles.
 - l) Control of growth of weeds and grass.
 - m) Control of insects and other pests.
 - n) Proper upkeep and maintenance of mobile homes, including doors, window, skirting, decks and porches.

The applicant, owner, and/or operator and their successors shall submit the park rules during the mobile home park license renewal and are responsible for enforcing the rules within the park.

7. The applicant, owner, and/or operator and their successors shall operate the park in compliance with the applicable state and local codes pertaining to operation of mobile home parks, including the Illinois Mobile Home Park Act (210 ILCS 115/1 *et seq.*).
8. The applicant, owner, and/or operator and their successors shall apply for an annual permit issued pursuant to the Madison County Mobile Home Park Code. As a part of the renewal process, substantial compliance with all terms of the agreement and the "PD" requirements will be necessary for the license renewal. In the event that the applicant, owner, and/or operator fails to substantially

comply with the conditions established by the “PD” requirements, the applicant, owner, and/or operator and their successors shall discontinue operation of the park.

LAKESHORE ESTATES MOBILE HOME PARK
RULES & REGULATIONS

1. **Service Charges.** Fees may be added to the Tenant's monthly rent due if Landlord has to arrange for additional services to be performed to the Tenant's lot and/or mobile home unit. If Landlord has notified Tenant of the necessary task to be performed and a specific reasonable number of days have passed, the Tenant will be charged the following amounts after the work is completed. All fees are considered part of rent and must be paid the month they are charged.

- a. Lawn mowing and landscaping after (5) days notice a minimum labor charge of \$25.00
- b. Debris removal after (5) days notice including garbage, furniture, appliances, construction materials, etc. a minimum labor charge of \$75.00 plus refuse company charges.
- c. Repairing/repainting shed, skirting, porch, fencing, carport, home, etc. after (30) days notice a **minimum** charge of \$250.00 plus costs of materials.
- d. Rodding of sewer lines that result from foreign objects intentionally or unintentionally flushed into sewer system a minimum labor charge of \$75.00 to a maximum of \$500.00.

2. **Tenant's Insurance.** TENANT ACKNOWLEDGES THAT TENANT HAS BEEN SPECIFICALLY ADVISED BY LANDLORD TO OBTAIN TENANT'S OWN INSURANCE COVERAGE FOR MOBILE HOME AND PERSONAL PROPERTY WHICH WILL BE PLACED ON THEIR SPECIFIC LOT. TENANT'S PROPERTY IS NOT INSURED BY THE LANDLORD AGAINST LOSS OR DAMAGE. TENANT AGREES TO MAINTAIN FIRE AND EXTENDED COVERAGE INSURANCE FOR THE FULL INSURABLE VALUE OF THE PROPERTY STORED ON THE PREMISES OR AGREES TO BE SELF-INSURED (PERSONALLY ASSUME ALL RESPONSIBILITY FOR LOSS). TENANT ACKNOWLEDGES THAT INSURANCE IS AVAILABLE FROM INDEPENDENT INSURANCE COMPANIES FOR DAMAGE, LOSS OR INJURY TO TENANT'S PROPERTY. TENANT AGREES THAT ITS INSURANCE COMPANY SHALL NOT BE SUBJUGATED TO ANY CLAIM OF TENANT AGAINST LANDLORD, ITS AGENTS OR EMPLOYEES.

3. **Use and Restrictions.** The Tenant agrees to use the Premises only for residential purposes. TENANT SHALL NOT ALLOW THE PREMISES FOR UNLAWFUL PURPOSES. TENANT SHALL NOT GENERATE, RELEASE, STORE, USE OR DISPOSE OF ON OR AROUND THE PREMISES ANY CORROSIVE, EXPLOSIVES, ODOROUS, NOXIOUS, CHEMICAL, FLAMMABLE, HAZARDOUS OR TOXIC MATERIALS OR FLUIDS OR ANY SUBSTANCE WHOSE STORAGE OR USE CONTRAVENES ANY APPLICABLE LAW OR ORDINANCE OR WILL INCREASE LANDLORD'S RATE OF INSURANCE ON THE PREMISES. THE PREMISES SHALL NOT BE USED FOR SOLICITING, VENDING, OR COMMERCIAL BUSINESS ACTIVITY, INCLUDING "GARAGE SALES". TENANT SHALL NOT USE ANY MOBILE HOME UNIT FOR ILLEGAL OR IMMORAL PURPOSES. NO SUBLETTING OR ASSIGNMENTS ALLOWED. ALL COSTS INCURRED DUE TO A VIOLATION OF THIS PARAGRAPH, SHALL BE PAID BY TENANT. A TENANT WHO VIOLATES THIS RULE IS SUBJECT TO EVICTION.

4. **Tenant Duties.** Tenants must keep their lot, surrounding Premises and all other facilities clean and sanitary at all times and must dispose of garbage and rubbish in the appropriate containers. Additional duties include, but not limited to:

- a. Follow all Rules and Regulations.
- b. Do not store inoperable motor vehicles or perform major repairs on such vehicles.
- c. Do not wash vehicles on Premises.
- d. Do not store interior furniture, building materials, appliances, oversized toys or similar items on the exterior of the mobile home.
- e. Do not cause or permit others to cause damage to any part of the Premises.
- f. Do not cause loud or disturbing noises that interfere with the rights, comfort or convenience of other Tenants.
- g. Do not store boats, travel trailers, go carts, heavy equipment or any other equipment management deems inappropriate for a residential community.
- h. **Do not store flammables** in or around mobile home, including underneath the home.
- i. Do not allow your children to play around other Tenant's homes and motor vehicles without their permission;
- j. Do not obstruct access to mobile home entrances or main roadways. The following items are strictly prohibited within these areas: Storage or trash receptacles, motor vehicles, bicycles, toys, and other household items.
- k. Cooperate with Landlord, its agents and employees, Public Health Personnel, Fire Department Staff and Police Department Personnel.
- l. Be courteous and respectful to fellow Tenants.

5. **Utilities.**

a) *Water and sewage* will be provided and paid for by the Landlord, but the Landlord will bill you for your sub-metered portion of the water and sewage used for your lot. Toilets are typically the most wasteful source of water loss; therefore, you will be expected and required to maintain your plumbing fixtures inside your home. Your residential manager will be a very good resource to help you determine your system's needs. A minimum \$25.00 fee could be imposed per day, if a major leak is detected from your plumbing system. The management will check each home throughout each year. Tenants are required to keep the water inlet pipe into their mobile home wrapped with heat tape to prevent freezing. A minimum fee of \$100.00 will be charged if you have failed to take the necessary precautions and your pipes have broken. PLEASE NOTIFY THE RESIDENTIAL MANAGER IMMEDIATELY IF YOU SUSPECT A BROKEN WATER PIPE OR SEWER. Do not flush undissolvable materials down the sewer. Undissolvable items include diapers, condoms, sanitary napkins, tampons, toys, baby wipes, etc.

b) *Gas Service* is your responsibility and is provided by Ameren for a fee. Their telephone number is 1-800-755-5000. In case of an emergency dial 911 or call the gas company directly. **Smoke Detectors are mandatory** and **Carbon Monoxide detectors are highly recommended**. All mobile homes must have a functional fire extinguisher.

c) *Electric Service* is your responsibility from the meter throughout your home. Ameren is the provider of electricity and their telephone number is 1-800-755-5000. If you have concerns about a downed wire, loose wiring or even exposed wiring, please let the residential manager know immediately and avoid any and all contact with it. All situations that potentially threaten life or limb call 911 emergency and not the residential manager.

d) *Telephone Service* is your responsibility. You may make your own arrangements for service.

e) *Postal Service* may be attained by visiting the local US Post Office, located at 2350 Madison Avenue, Granite City, Illinois 62040. Their telephone number is 1-800-275-8777. The locked mailboxes located on the Premises are not the possession of *Lakeshore Estates Mobile Home Park*. Any and all questions regarding the mail and/or mailboxes must be addressed with the US Post Office.

f) *Cable or Satellite TV Service* is your responsibility. Satellite placement must be approved by park management and may not interfere with your neighbor's living area.

6. **Garbage/Refuse**. One container (tote) is provided to you at the Landlord's expense and will be picked up every Wednesday. All garbage totes must be brought out to the "curb" on Tuesdays no earlier than 5:00 p.m. and returned to your lot after pick-up. The totes must be returned inside your lot no later than Wednesday at 10:00 p.m. and should remain out of site until the next pick up time. On occasion, you may have extra trash and then you may utilize the oversized garbage dumpster located in the center of the park. This container may not be used for garbage from outside of the park, i.e. work site construction materials and landscaping garbage from other sources. Don't forget to close the containers to help prevent insect and vermin infestations. Avoid placing tote near your neighbor's lot or windows. If an additional tote is necessary, this can be provided to you at an additional expense.

7. **Snow Removal**. It is park management's responsibility to remove snow from the main roadway that goes down the middle of the park. They will also remove snow from the main parking area and the side road within the park. Plowing of parking spaces will be completed as vehicles are moved. However, this may be difficult to accomplish perfectly as everyone has different schedules. Management will try to accommodate the Tenant's needs as they are plowing. Please cooperate with moving your vehicles as needed. It is acceptable to push snow into the roadway from your sidewalks, but please do not overdo it by creating an impassible pile of snow. Your cooperation is appreciated.

8. **Motor Vehicles**. Tenants will have (2) designated parking places only for (2) functional and registered vehicles. If there are additional vehicles, arrangements can be made for additional parking; however a fee may apply. All of your guest's vehicles must either be parked in your designated parking spaces or in the main parking area located by the trailer office. No overnight parking will be allowed in this area, unless approved by management and only for short periods. Other rules include:

a. **SPEED LIMIT IS 5 MPH** while driving anywhere on the property. Violators may be evicted.

b. Motorcycles and scooters can only be parked in your designated parking area or in your shed.

- c. No unlicensed drivers will be allowed to drive on the property. Motor scooters, buggies, go-carts, ATV's, snow mobiles, etc. are **not allowed** to be operated on the property. This will be strictly enforced, no exceptions whatsoever. This does not include handicapped assist vehicles.
 - d. No vehicles with RV plates or commercial type vehicles will be allowed to park at the facility.
 - e. No tarping or covering vehicles with temporary canvas/plastic structures.
 - f. No parking in main roadway, on the grass, or in the yards of the mobile homes. Parking violators may be towed at the owner's expense by a local towing company. Please notify your guests.
 - g. No oil changes, brake work or major engine repairs, etc. If your vehicle has a leak of any kind, it must be removed at once upon management's direction.
 - h. Washing vehicles is strictly forbidden on the property.
 - i. While on the Premises, the volume setting on your car stereo must be kept very low at all times of the day or night. If after (3) warnings you continue to ignore this rule, you may be evicted. No person should hear your music while sitting inside of their homes. Tenants are responsible for their guests and their actions.
 - j. All vehicles must be capable of being driven. All others will be removed at the owner's expense.
9. **Storage Sheds.** Storage sheds must be professionally constructed and approved in writing by Landlord or its agent prior to installation. The size may not be larger than 6'x6'x6' and must be securely anchored to a concrete pad of equal size dimensions and may not be more than 5" thick. Tenant assumes all liability for the shed and if required by management, must remove both concrete and shed after a written (10) days notice for any reason. This decision will be at the management's discretion and all decisions are final and binding. If after the (10) days notice is delivered and the shed has not been removed, the Landlord will remove it at the Tenant's expense. A minimum charge of \$250.00 will be required. No electricity or water hook up will be allowed in the shed. Storage of personal items must be limited to non-hazardous materials only. Construction materials of the shed must be similar to the mobile homes' construction type and color. Storage sheds may not be closer than 4' to any mobile home, including the neighbor's mobile home in any direction.
10. **Alterations.** Tenant shall make no exterior alterations or additions to their mobile home or the Premises without first having written approval from management. Any and all alterations not approved by management may have to be removed within (5) days or it may be removed by management at the Tenant's expense. In each case, the prior written consent must be specific to terms and conditions agreed to by Landlord.
11. **Home Maintenance.** All Tenants are responsible in doing their part to help make this community look its best, including, but not limited to:
- a. All exterior surfaces of their home, including stairs and carports, must be kept clean, and painted (no exposed untreated wood).
 - b. Exterior paint colors must be approved by park management prior to purchasing or painting.
 - c. No broken or unserviceable windows. Boarded up windows must be repaired within (15) days.

- d. No loose, missing or broken skirting. There should not be any openings at the bottom of your home. Pets are not allowed to reside underneath your home or stairs.
- e. No storage of any items underneath the mobile home. This promotes rodent and insect infestations.
- f. All fencing surrounding mobile homes must be painted white, well maintained and no taller than 48" or it must be removed immediately. No other colors will be authorized regardless of when it was last painted. The Tenant is responsible for any fencing matters. The management will take care of this for a fee if it becomes necessary.
- g. Christmas or other holiday decorations, including lighting, must be removed within 20 days after that specific holiday and shall not be put up prior to 15 days before the Holiday (or for Christmas prior to Thanksgiving). Holiday decorations must never interfere with your neighbor's peace and wellbeing. Management reserves the right to have disruptive decorations removed within a 24-hour notice.
- h. All homes may only have white or yellow bulbs for outdoor lighting. No other colors will be allowed.
- i. Window A/C and central air is acceptable as long as it is supported correctly and safely with proper drainage. Metal brackets are the preferred method of support; however, wooden boards used as braces that extend to the ground are not the preferred method.
- j. Tarps or other temporary roof and wall repairs must be for short term only (limit 30 days). All roofing repairs must be completed professionally and meet any and all building codes or ordinances.
- k. No grass or weeds can be over 3" in height. Tenant is responsible to keep this trimmed and orderly. Tenants will be ticketed and charged if not in compliance after a 5 day notice. Park owned trees may not be trimmed by Tenants.
- l. All porches and stairwells must meet or exceed building codes and ordinances, including railings and carports.
- m. Plants/trees/gardens should be conservative, but park management reserves the right to determine what plants are acceptable. All decisions are final and binding. The Tenant will be responsible for any removal if necessary.
- n. No digging allowed on Premises.
- o. Firewood may not be stored on Premises.
- p. Only umbrella type clotheslines installed safely and correctly are acceptable. They must be maintained and opened only while in use. Hanging clothes or bedding (such as blankets) on fencing is not allowed.
- q. Oversized antennas and CB antennas are not authorized. All small antennas must be installed safely and correctly.
- r. All tires, wheels, furniture and other various items and auto parts must be disposed of properly.
- s. All mobile homes must have their unit numbers visible from the main roadway with letters sized at 4"-6". No spray painted numbers will be allowed.

- t. No exterior water hoses or spickets allowed.
- u. No indoor furniture or toys may be placed outdoors. All toys must be stored in storage sheds or inside unit.

12. **Conduct.** Tenants must respect the rights and privacy of all other Tenants. A list of basic rules is as follows:

- a. No loud parties. All parties or gatherings outdoors must end by 10:00 p.m. every day.
- b. No loitering after 10:00 p.m. and not earlier than 8:00 a.m. every day.
- c. **No weapon discharges allowed. Immediate termination of lease will follow.**
- d. No fireworks of any kind allowed **EVER.**
- e. No fighting, threats of violence, destructive behavior or domestic abuse.
- f. No gang activity, tagging or graffiti allowed.
- g. No criminal activity allowed. **This will result in immediate termination of your lease.**
- h. No fires allowed, except for a future designated place by management.
- i. No littering.

13. **Children.** All children, under the age of eighteen, that reside or are guests of *Lakeshore Estates Mobile Home Park* residents must abide by all park Rules and Regulations. Failure to abide by all rules and regulations will result in parent notification and may ultimately lead to eviction. Specific rules for children are as follows:

- a. It is not recommended that children under the age of 12 years, be left unattended inside or outside the home for any length of time.
- b. Parents or guardians may not let young children wander through the park without adult supervision.
- c. All children must abide by the curfew hours set by the local Police Department. Children under the age of 18 years, not accompanied by a Parent, will be picked up by the Police. A parent will then be notified and will be fined. The curfew hours are: **Monday through Thursday 10:00 p.m. and Friday through Sunday 10:30 p.m.**
- d. Children may not cause harm to other Tenant's property or park property. Parents will be notified, and will be completely and solely responsible for any damages caused by their children's actions, accident or otherwise. The local Police Department may also be notified.
- e. Children may not pass between other homes to get to their destinations. They must respect their neighbor's boundary lines at all times. **Trespassing with criminal intent will result in immediate eviction!**

f. Children may not use or have in their possession potentially dangerous items. Some items include, but are not limited to: knives or sharp objects, matches, lighters, slingshots, pistols or rifles (bb, pellet or other), broken bottles, clubs or bats (unless they are using them for a sport at that moment), chains, illegal drugs or paraphernalia, alcohol of any type, tobacco products, gasoline, hazardous materials, spray paint or marking devices, dangerous or poisonous animals, bows and arrows or any other item that management feels may pose a safety hazard to the child or others. The local Police Department will be called if warranted.

g. Children may not bully, threaten, verbally abuse, or use profanity toward another person while in the park. Freedom of speech is respected, however if it violates local, state, or federal laws, management may call the Police Department if warranted.

h. Children must be in school during school hours. Failure to register your child for school will result in the local authorities being called.

i. No ball playing or loitering in the main roadways, including all alley ways. No loitering in the parking lot of the trailer office.

j. Swimming pools and wading pools are not allowed. Tenants may not erect play sets, swings, etc.

14. **Guests.** Tenants must accompany all their guests while on park property. Tenants will be held responsible for the actions of their guests and agents at all times. Unaccompanied guests are not allowed on Premises, and all guests must follow any and all provisions of the park Rules and Regulations. If any park rules are violated by your guests, they may be barred from the Premises permanently. If someone has been barred and the Tenant invites them back, then the Tenant will be evicted immediately. *Lakeshore Estates Mobile Home Park* is **PRIVATE PROPERTY** and the Landlord, its agents and management decide who is barred from the park. This decision is final and binding. Barred guests will be arrested for criminal trespassing after (1) warning.

15. **Illegal Drugs.** If any Tenant sells or attempts to sell, distribute, produce, package or otherwise any illegal drugs on *Lakeshore Estates Mobile Home Park's* property, they will be **immediately evicted and reported to the Police Department.**

16. **Alcoholic Beverages and Other Intoxicants.** Consumption of alcoholic beverages and/or other legal intoxicants is allowed in your home and the immediate area of your lot. However, public intoxication is a violation of the law and you may be reported to the local Police Department if there is a nuisance issue or complaint against you. You will then be subject to eviction. No Tenant is allowed to sell or distribute alcohol or other intoxicants on *Lakeshore Estates Mobile Home Park* property. Offering or sharing alcoholic beverages and/or other intoxicants of any kind with a minor is explicitly against the law and will subject you to arrest and possible eviction. Please help protect your children by confronting and educating any violators and keep alcohol and/or other intoxicants out of the hands of minors.

17. **Park and Playground.** If any Tenant would like to use the grassy common area, they must first inform the residential manager prior to use. All garbage must be removed and placed in proper trash receptacles. Thorough clean-up before and after use is mandatory. Tenants may be restricted from future use of park facilities if left in an unsightly or unsafe condition. This area is *Lakeshore Estates Mobile Home Park's* **PRIVATE PROPERTY** and any party may only be hosted by a current Tenant. Guests attending a party of the Tenant must still follow the Rules and Regulations of the park and park their vehicles outside the park on public property. Any Tenant hosting a party accepts full responsibility of guests' behavior and agrees to hold the Landlord, its agents, management and insurance company harmless of any liability that may arise as a result of damage, loss or injury on the property even if the injury is caused by acts or omissions of Landlord, its agents or employees.

18. **Pets.** A limit of (1) pet per mobile home is allowed. The following rules must be strictly adhered to in order to maintain health and peace in the park. Any of these rules, if broken, may be grounds for immediate eviction.

- a. No pet will be allowed to remain chained outside their mobile home unattended for any reason.
- b. No doghouses are allowed.
- c. No large breed animals (over 25 pounds) allowed on the property at any time.
- d. All pets must have current vaccinations and have appropriate documentation upon demand from Landlord or its agent.
- e. If your animal bites a person or attacks another animal you may have to remove the animal from the park. The decision by management will be final after reviewing the incident and circumstances, i.e. witnesses. After a second occurrence, there will be no option but to remove the animal from the park at the animal's owner's expense.
- f. All pets must be registered with the park's office within (5) business days upon acquiring the animal. All vaccination papers will be required at that time along with one photo of the animal for office records, no exceptions.
- g. No exotic animals will be allowed, i.e. large snakes, alligators, horses, goats. In addition, no dogs over 35 pounds are allowed in the park per insurance requirements.
- h. You may have up to (4) small birds, as long as no other Tenant complains about the chirping sounds.
- i. Every cat or dog must have a collar and is not allowed to roam freely inside the gated area surrounding your mobile home or throughout the park. The animal's owner must be with them at all times when outside of their home and is required to remove any and all waste from their animal immediately. A violation of this rule will be grounds for eviction.
- j. Loud, continuous noises from any animal inside or outside the home will not be tolerated, including but not limited to: barking, growling, hissing, yelping, chirping, scratching, digging, whining, chewing and pacing.
- k. Any and all loose pets without collars and identification badges will be turned over to Animal Control. Landlord and its agents are not liable in any way whatsoever, for any animal removed from the premises.
- l. As consideration for the right to have any pet on a Tenant's premises, all Tenants with pets assume complete responsibility for their pets and will hold harmless the Landlord, its agents or management from any liability for incidents resulting from their pet's actions, including but not limited to: attacks, bites, diseases, infestations and allergies. The Tenant with a pet also agrees to, at the Landlord's option, to defend Landlord, its agents and management from any and all claims, demands, suits, actions, and causes of action for damages or injury and against all losses, penalties, fines, costs and expenses arising from or growing out of or in any way connected with the acts or omissions of the Tenant and their pet.
- m. The pet rules are not considered all inclusive, and new or unusual circumstances may arise, at which time the Landlord reserves the right to make any decision about pets, within the local ordinances, laws, etc. at any time. Decisions made by park management will be final and binding.

n. Feeding stray animals is never allowed at any time on park property.

19. **Selling of Mobile Home.** Any home which is sold, exchanged, or transferred in any manner by the Tenant must be removed from the community unless the resident and buyer have received prior written consent of the Landlord. Landlord retains the option of not allowing a mobile home to remain on its site if the home is less than 12 feet wide, or is significantly deteriorated and in substantial disrepair. Further, a sale, exchange or transfer shall be approved by the Landlord; no closing shall take place without the new purchaser first obtaining a new lease with the Landlord on terms and conditions to be agreed upon.

a. "FOR SALE" signs shall not be displayed without written consent from park management.

b. Persons moving into a mobile home on park property, without written approval from park management, shall be considered trespassing and are subject to prosecution.

c. "OPEN HOUSES" or real estate for sale signs are not allowed.

20. **Moving of Mobile Home.** Tenants must comply with the following in order to move their mobile home into or out of the mobile home park safely while respecting other Tenant's "rights" including, but not limited to:

a. Tenant must give the park manager at least (30) days written notice prior to the day of the home being moved.

b. The Tenant and/or the authorized moving company must first supply the Landlord with a Certificate of Liability Insurance with a minimum of \$500,000 prior to the beginning of any work.

c. Only the park manager may connect or disconnect the utilities and this must be scheduled at the park management's convenience.

d. All lot fees, late fees, and service charges must be paid in full prior to moving. No prorating of fees will be acceptable as all lot fees are paid in full on a monthly basis.

e. All trees, bushes, plants and other permanent structures shall become property of *Affordable Homes, LLC* and must be left in good condition regardless of who paid to put them in.

f. All sidewalks, curbs, driveways and pads must be left in good condition. If a shed is in good condition and park management approves of its condition, it may be left on the lot.

g. After the mobile home is removed, all sheet metal, insulation and other miscellaneous refuse must be removed completely off site at the mobile home owner's expense within (24) hours.

h. A correct and true forwarding address must be left with the park's management team.

i. All mobile homes must be tied down, by law, within (21) days of moving onto the leased lot with only tie downs that meet or exceed state regulations.

j. All mobile homes must be appropriately skirted within (21) days of moving onto the leased lot. The skirting must be new, factory made, vinyl mobile home skirting. Wheels and tires must also be removed from the mobile home.

k. Mobile homes may only be moved in or out during normal business hours: Monday-Friday 9:00 a.m. to 4:00 p.m.

21. **Complaints/Suggestions.** Suggestions or written complaints of violations against the Rules and Regulations of the park will be thoroughly investigated by park management. You may send written complaints or suggestions to the above address or it may be given to the residential manager. All names will be held in strict confidence.

RESOLUTION – Z21-0040

WHEREAS, on the 22nd day of June 2021, a public hearing was held to consider the petition of Portia Gordon, owner of record with Debbie McDonald, Crystal Potter, and Lisa Wojciecheowski, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a single-wide mobile home on site for the occupancy of Doris and Tony Rench and family for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Fort Russell Township at 506 Fairway Drive, Moro, Illinois, County Board District #14, PIN# 15-2-09-08-02-208-005; 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 Portia Gordon be **approved with conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Doris and Tony Rench 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 Doris and Tony Rench 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 Doris and Tony Rench 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

Nick Petrillo

s/ Dalton Gray
Dalton Gray

Robert Pollard

s/ Terry Eaker
Terry Eaker

s/ Bobby Ross
Bobby Ross

s/ Ryan Kneeder
Ryan Kneeder

s/ Victor Valentine
Victor Valentine

**BUILDING & ZONING COMMITTEE
JULY 1, 2021**

Bill Meyer

Finding of Fact and Recommendations

Hearing Z21-0040

Petition of Portia Gordon, owner of record with Debbie McDonald, Crystal Potter, and Lisa Wojciechowski, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a single-wide mobile home on site for the occupancy of Doris and Tony Rensch and family for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Fort Russell Township at **506 Fairway Drive, Moro, Illinois**, County Board District #14, PIN# 15-2-09-08-02-208-005

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

Members Absent:

A **motion** was made by Mary Goode and **seconded** by Nicholas Cohan that the petition of Portia Gordon be **approved with conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Doris and Tony Rensch 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 Doris and Tony Rensch 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 Doris and Tony Rensch 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.** Portia Gordon, applicant, stated that she and her sisters own the property, and they are requesting a Special Use Permit to keep the mobile home on the property that their mother lived in before passing away recently. Ms. Gordon stated that they have a contract with someone who wants to buy the property, depending on if the SUP is approved or not; **VI.** Kevin Barbier, representative for the prospective buyers, stated the lender is requiring that they surrender the title to the state and make it real property. Mr. Barbier asked how this will affect the 5 year time period, and he stated that he has an engineering letter from Netemeyer stating that the mobile home was installed and tied down correctly. Mr. Barbier stated it is not mandatory by the state, but the lenders are requiring it; **VII.** Mary Goode, ZBA member, asked Mr. Doucleff how this will work with the 5 year limit. Mr. Doucleff stated that the 5 year renewal is what the County requires; **VIII.** Noelle Maxey, Zoning Coordinator, stated that after 5 years, if it is the same occupant and property owner, then the request would just be administratively reviewed, rather than having to go through the whole zoning hearing process again; **IX.** Mr. Barbier stated the title would get surrendered through the Department of Motor Vehicles, and through the state act, it becomes real property instead of personal property. Ms. Maxey stated that we will have to look into this act. Mr. Barbier stated that this will be showing up more and more, and he’s had it happen several times.

Roll-call vote.

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

Nays to the motion: None

Whereupon the Chairman declared the motion duly adopted.

Chairman, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Zoning Board of Appeals Staff Report

Application Number: Z21-0040

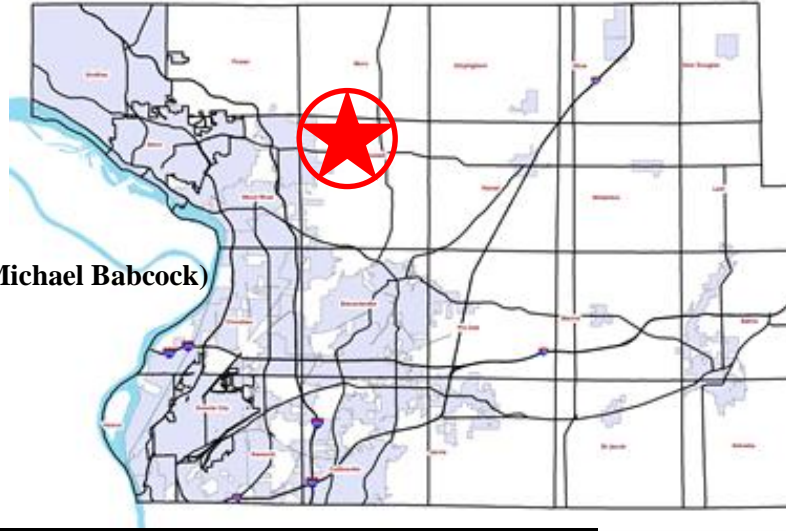
Meeting Date: June 22, 2021

From: Noelle Maxey
Zoning Coordinator

Location: 506 Fairway Drive
Moro, IL
County Board District #14 (Michael Babcock)
PIN: 15-2-09-08-02-208-005

Zoning Request: Special Use Permit

Description: Mobile Home Renewal



Proposal Summary

The applicant is Portia Gordon, owner of record with Debbie McDonald, Crystal Potter, and Lisa Wojciechowski. The subject property is zoned “R-3” Single-Family Residential District and is located in Fort Russell Township at 506 Fairway Drive, Moro, County Board District #14. The applicant is 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 single-wide mobile home on site for a period not to exceed 5 years. Doris and Tony Rench 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	“R-3” Single-Family Residential
South	Single-Family Dwelling	“R-3” Single-Family Residential
East	Vacant	“R-3” Single-Family Residential
West	Single-Family Dwelling	“R-3” Single-Family Residential

- *Zoning History* – The existing mobile home was last approved for continued placement administratively in May 2020. There are no outstanding violations on the property.
- *SUP Mobile Home Renewal* – The applicant is requesting to continue the placement of a single-wide mobile home on the subject property for the occupancy of Doris and Tony Rench and family. The subject property was last approved for continued placement of the mobile home in May 2020. Since then, however, the occupant has passed away, and her daughters are wanting to sell the property. If the petition is approved, the applicant may continue placement of the mobile home on subject property for 5 years for the sole occupancy of Doris and Tony Rench and family, who are

in the process of purchasing the property. The surrounding area is mostly made up of single-family dwellings, vacant lots, and other mobile homes; the mobile home on this property does not seem to conflict with the character of the area. The occupants 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:

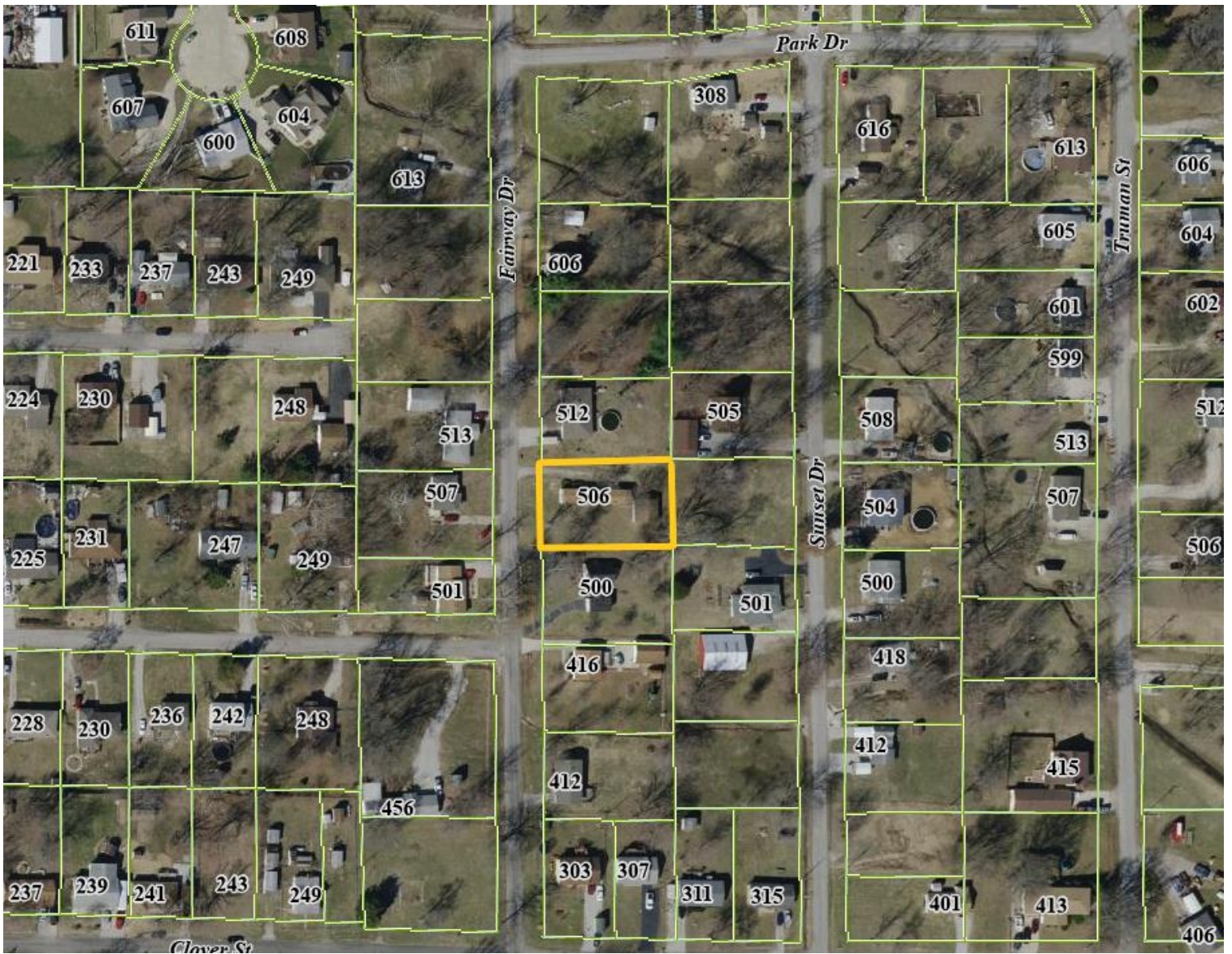
1. This Special Use Permit is granted for the sole usage of Doris and Tony Rench and family for a period not to exceed five (5) years, but may be extended either through an amendment to this Special Use Permit or through an administrative review process, if qualified, as long as Doris and Tony Rench 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 Doris and Tony Rench 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

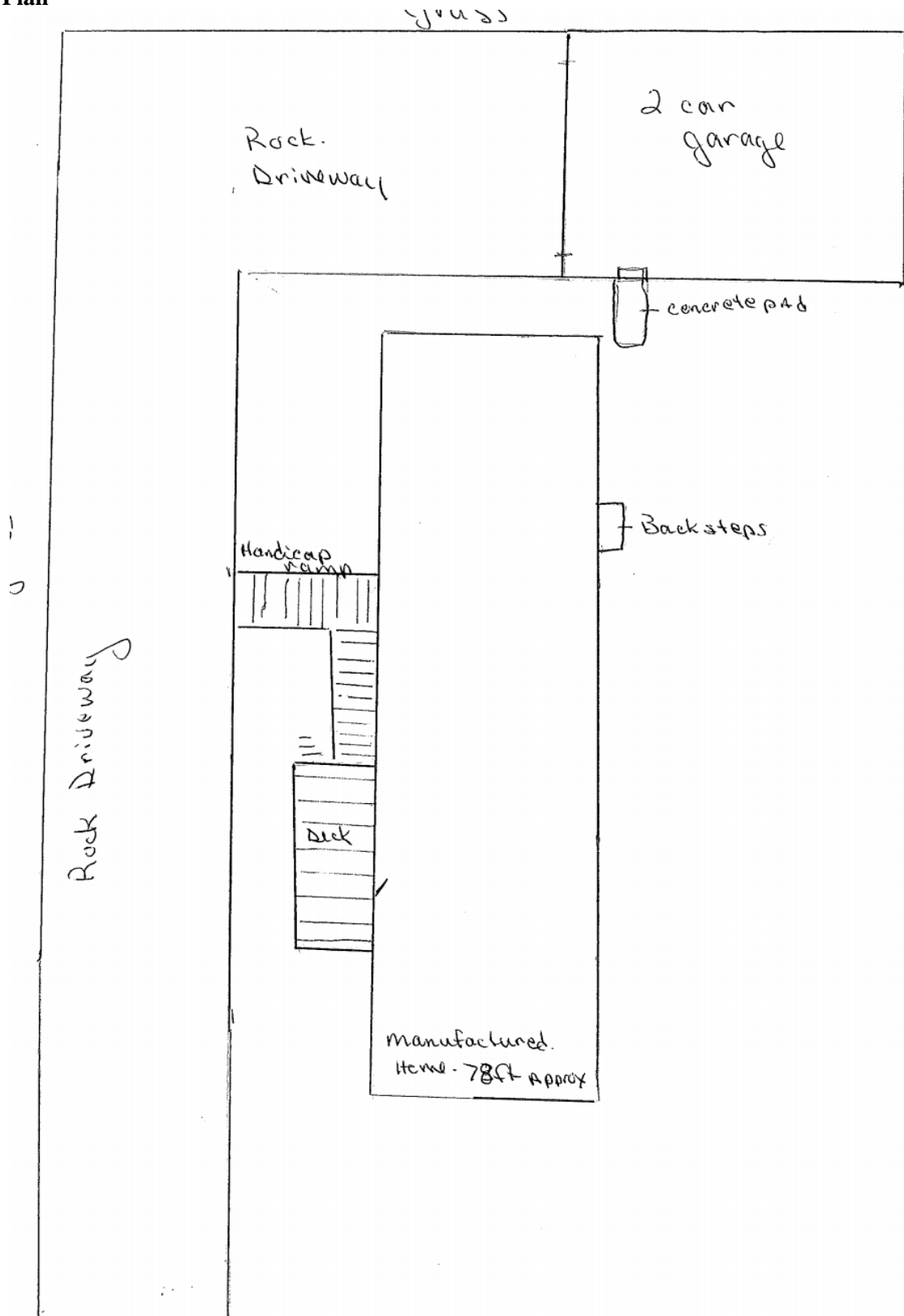


The subject property is outlined in yellow. Please note property lines may be skewed to imagery.

Site Photographs



Site Plan



Narrative Statement

Date: April 18, 2021

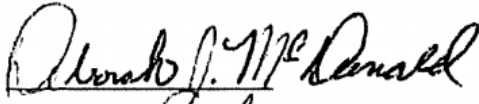
To: Madison County Zoning Board

RE: Manufactured Home Special Use Permit

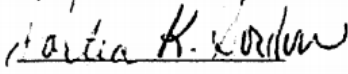
Our mother Patsy J. Lansdon owned the property located at 506 ~~Fairview~~ ^{Fairway.} Drive, Moro, IL. 62067. She passed away on February 21, 2021. She had obtained a Special Use Permit to have a single wide manufactured home on the property referenced above when she bought it in 2005. As her daughters and co-owners of said property we would like to sell it to Stephen Massa. We have no objections to having a Special Use Permit granted to the potential buyer to allow the current manufactured home to remain on the property.

↓ who will be occupant
Doris Rench and son Tony Rench.

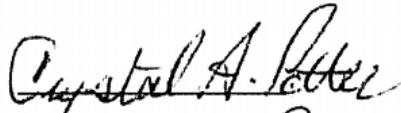
Respectfully,


Deborah J. McDonald

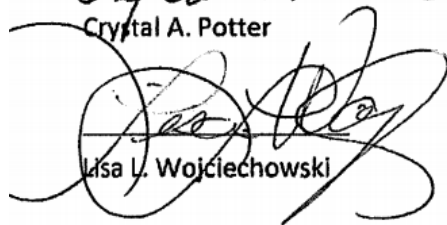
Date: 4/18/21


Portia K. Gordon

Date: 4-18-21


Crystal A. Potter

Date: 4-18-21


Lisa L. Wojciechowski

Date: 4/20/21

SUMMARY REPORT OF CLAIMS AND TRANSFERS

June

Mr. Chairman and Members of the County Board:

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

	PAYROLL	CLAIMS
<u>FUND TYPE</u>	<u>06/11/2021 & 06/25/2021</u>	<u>06/30/21</u>
GENERAL	\$ 2,560,434.74	\$ 458,461.49
SPECIAL REVENUE	1,530,173.30	4,107,810.65
DEBT SERVICE	0.00	0.00
CAPITAL PROJECT	0.00	24,678.12
ENTERPRISE	52,994.92	131,264.80
INTERNAL SERVICE	30,308.22	1,287,862.99
COMPONENT UNIT	0.00	0.00
GRAND TOTAL	\$ 4,173,911.18	\$ 6,010,078.05

FY 2021 EQUITY TRANSFERS

FROM/

Special Revenue Fund/

2021 American Rescue Plan Act (ARPA) Fund

TO/

Special Revenue Fund/

2021 ARPA - Info. Tech. Fund

\$ 163,437.50

s/ David Michael

David W. Michael

Madison County Auditor

July 21, 2021

s/ Chris Guy

s/ Robert Pollard

s/ Jamie Goggin

s/ Gussie Glasper

s/ Erica Harriss

s/ Ryan Kneedler

s/ Eric Foster

FINANCE & GOV'T OPERATIONS COMMITTEE

IMMEDIATE EMERGENCY APPROPRIATION

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

WHEREAS, subsequent to the adoption of said budget, the Madison County Child Advocacy Center has received an amendment to a previously approved grant from the Child Advocacy Centers of Illinois for the purpose of funding staff needed to meet the service demands of the Child Advocacy Center; and,

WHEREAS, the amendment approved by the Child Advocacy Centers of Illinois for the 2021 VOCA grant has authorized additional funds in the amount of \$97,183 with the County providing additional matching funds of \$17,640; and

WHEREAS, the amended agreement extends the grant end date from June 30, 2021 to September 30, 2021;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2021 Budget for the County of Madison be increased by \$114,823 in the account established as 2021 Child Advocacy Center – VOCA Grant fund.

Respectfully submitted,

s/ Chris Guy

s/ Robert Pollard

s/ Jamie Goggin

s/ Gussie Glasper

s/ Erica Harriss

s/ Ryan Kneeder

s/ Eric Foster

FINANCE & GOV. OPERATIONS COMMITTEE

JULY 14, 2021

IMMEDIATE EMERGENCY APPROPRIATION

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

WHEREAS, subsequent to the adoption of said budget, the Madison County Child Advocacy Center has received a grant in the amount of \$15,000 from the Alton Woman's Home Association, Inc. with the purpose of providing continued funding for the administrative costs of the Child Advocacy Center; and,

WHEREAS, the agreement provides a grant period of January 1, 2021 through December 31, 2021, the amount not expended in Fiscal Year 2021 will be reappropriated for the remaining grant period in Fiscal year 2022;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2021 Budget for the County of Madison be increased by \$15,000 in the account established as 2021 CAC– Alton Woman's Home Association Grant.

Respectfully submitted,

s/ Chris Guy

s/ Robert Pollard

s/ Jamie Goggin

s/ Gussie Glasper

s/ Erica Harriss

s/ Ryan Kneedler

s/ Eric Foster

FINANCE & GOV. OPERATIONS COMMITTEE

JULY 14, 2021

IMMEDIATE EMERGENCY APPROPRIATION

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

WHEREAS, subsequent to the adoption of said budget, the Madison County Child Advocacy Center has received a grant in the amount of \$25,000 from the Friends of the Madison County Child Advocacy Center with the purpose of providing continued funding for the forensic interview and case management service costs of the Child Advocacy Center; and,

WHEREAS, the agreement provides a grant period of December 1, 2020 through November 30, 2021;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2021 Budget for the County of Madison be increased by \$25,000 in the account established as 2021 Friends of Child Advocacy Center Grant.

Respectfully submitted,

s/ Chris Guy

s/ Robert Pollard

s/ Jamie Goggin

s/ Gussie Glasper

s/ Erica Harriss

s/ Ryan Kneedler

s/ Eric Foster

FINANCE & GOV. OPERATIONS COMMITTEE

JULY 14, 2021

IMMEDIATE EMERGENCY APPROPRIATION

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

WHEREAS, subsequent to the adoption of said budget, the Madison County Child Advocacy Center has received a grant from the Friends of the Madison County Child Advocacy Center with funding provided by the Norman J. Stupp Foundation for the purpose of providing continued funding for the administrative costs of the Forensic Interview & Case Management Services provided by the Child Advocacy Center; and,

WHEREAS, The Norman J. Stupp Foundation has authorized funds in the amount of \$7,500 with no additional match funds required; and

WHEREAS, the agreement requires use of the grant funds by January 1, 2022, the amount not expended in Fiscal Year 2021 will be reappropriated for the remaining grant period in Fiscal year 2022;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2021 Budget for the County of Madison be increased by \$7,500 in the account established as 2021 Child Advocacy Center – NJS Foundation Grant.

Respectfully submitted,

s/ Chris Guy

s/ Robert Pollard

s/ Jamie Goggin

s/ Gussie Glasper

s/ Erica Harriss

s/ Ryan Kneeder

s/ Eric Foster

FINANCE & GOV. OPERATIONS COMMITTEE

JULY 14, 2021

IMMEDIATE EMERGENCY APPROPRIATION

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

WHEREAS, subsequent to the adoption of said budget, the County has received a grant in the amount of \$20,000 entitled Family Violence Prevention Coordinating Council Grant, with the purpose of increasing awareness of family violence and providing resources to help eliminate the problem,

WHEREAS, the Illinois Criminal Justice Information Authority has authorized funds of \$20,000, with the County providing no matching funds; and

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

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2021 Budget for the County of Madison be increased by \$20,000 in the fund established as the 2022 Family Violence Prevention Coordinating Council Grant #322203.

Respectfully submitted,

s/ Chris Guy

s/ Robert Pollard

s/ Jamie Goggin

s/ Gussie Glasper

s/ Erica Harriss

s/ Ryan Kneedler

s/ Eric Foster

FINANCE & GOV. OPERATIONS COMMITTEE
JULY 14, 2021

**RESOLUTION TO RENEW ANNUAL USL FINANCIALS MAINTENANCE AGREEMENT
FOR THE MADISON COUNTY AUDITOR'S OFFICE**

Mr. Chairman and Members of the County Board:

WHEREAS, the Madison County Auditor's Office wishes to renew the annual USL Financials maintenance agreement (7/1/2021 – 6/30/2022); and,

WHEREAS, this maintenance renewal is available from USL Financials, Inc.: and,

USL Financials, Inc.	
305 W. Monument Street, Suite 102	
Baltimore, MD 21201	\$38,970.08

CONTRACT TOTAL \$38,970.08

WHEREAS, it is the recommendation of the Auditor's Office for purchase of said maintenance agreement renewal from USL Financials, Inc. of Baltimore, MD: and,

WHEREAS, the total price for this maintenance agreement renewal will be Thirty-eight thousand nine hundred seventy dollars and eight cents (\$38,970.08); and,

WHEREAS, this maintenance renewal will be paid using FY 2021 Auditor Admin. Budget.

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 USL Financials, Inc. of Baltimore, MD for the afore mentioned USL Financials maintenance agreement renewal.

Respectfully submitted,

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Eric Foster
Eric Foster

s/ Gussie Glasper
Gussie Glasper

s/ Jamie Goggin
Jamie Goggin

s/ Erica Harriss
Erica Harriss

s/ Ryan Kneedler
Ryan Kneedler

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

**RESOLUTION AUTHORIZING THE
PURCHASE OF EXCESS LIABILITY, PROPERTY, EARTHQUAKE,
& CYBER LIABILITY INSURANCE COVERAGES**

WHEREAS, Madison County has requested quotes for excess liability, commercial property insurance package, earthquake, and cyber liability coverages; and

WHEREAS, States Self-Insurers Risk Retention Group has provided a comprehensive renewal quote for excess liability coverage, on an occurrence form basis, with a \$1 million self-insured retention and a \$10 million aggregate for general, auto, public officials, law enforcement, employment practices and professional liability coverages, for a one year period commencing July 22, 2021, for a premium of \$294,104; and

WHEREAS, Cincinnati Insurance Company has presented a comprehensive property insurance proposal including \$5 million in earthquake coverage, for a one year period commencing July 22, 2021, for a premium of \$226,866; and

WHEREAS, RSUI Indemnity has proposed excess earthquake insurance with a value of \$22.5 million, for a one year period commencing July 22, 2021, for a premium of \$100,000; and

WHEREAS, Velocity Insurance has proposed excess earthquake insurance with a value of \$22.5 million, for a one year period commencing July 22, 2021, for a premium of \$104,873; and

WHEREAS, Dual Cyber Security, a division of Lloyd's of London, has proposed Cyber Defense liability insurance coverage, for \$3M in liability limit coverages, for a one year period commencing August 1, 2021, for a premium of \$20,177; and

NOW, THEREFORE, BE IT RESOLVED that Madison County purchase the above outlined insurance coverages for the grand total of \$746,020.

BE IT FURTHER RESOLVED that Madison County continue our contract with International Programs Group to provide modified claims adjusting services and online RMIS access, for a monthly fee of \$850.00 and Medicare Section 111 mandatory reporting for a yearly fee of \$1,000, under our Self-funded Liability Program for the period of 7/22/2021 through 7/22/2023.

Respectfully submitted by,

FINANCE AND GOVERNMENT OPERATIONS COMMITTEE

#2021-008 – 7/21/2021 BOARD MEETING

/afs

ORDINANCE #: _____

AN ORDINANCE REVISING MADISON COUNTY SHERIFF FEES

WHEREAS, 55 ILCS 5/4-5001 enables local units of government to set Sheriff Fees at rates in order to recover documented costs involved in providing the services; and

WHEREAS, the Madison County Board has engaged the firm of MGT Consulting to prepare an analysis of the Madison County Sheriff fees in order to document such costs, a copy of which is available for public inspection in the Office of the County Clerk; and

WHEREAS, as a result of that analysis the Finance Committee recommends that the Sheriff Fees be revise as follows, to be effective August 1, 2021.

NOW, THEREFORE, BE IT ORDAINED by the Madison County Board as follows:

SHERIFF FEES REVISED. That the Madison County Sheriff Fees are revised as follows:

Serve / attempt serve civil process (excluding mileage)	\$	47.00
Eviction	\$	142.00
Taking bond on process, misdemeanor	\$	75.00
Taking bond on process, felony	\$	75.00
Replevin	\$	252.00
Body attachments	\$	86.00

<u>Hourly rates:</u>	<u>Overtime (1.5x)</u>	<u>Holiday (2.5x)</u>
Captain	\$ 147.00	\$ 245.00
Lieutenant	\$ 134.00	\$ 224.00
Sergeant	\$ 126.00	\$ 210.00
Deputy	\$ 101.00	\$ 168.00
Probationary Deputy	\$ 91.00	\$ 151.00

INCONSISTENT ORDINANCES REPEALED, All Ordinances or parts of other Ordinances in conflict with the provisions of this Ordinance shall to the extent of the conflict, be, and are hereby repealed, provided that nothing herein shall in any way excuse or prevent prosecution of any previous or existing violation of any Ordinance superseded hereby.

SAVINGS CLAUSE. Nothing in this Ordinance hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any Act of Ordinance hereby repealed by this Ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

PASSAGE AND PUBLICATION. This Ordinance shall be in full force and effect beginning August 1, 2021 as per publication by the County Clerk as provided by law and shall continue in effect and operation until lawfully terminated by the Madison County Board.

APPROVED AND ADOPTED at the regular meeting of the County Board of Madison County in the State of Illinois this 16th day of June, 2021.

Respectfully submitted by,

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Eric Foster
Eric Foster

s/ Gussie Glasper
Gussie Glasper

s/ Jamie Goggin
Jamie Goggin

s/ Erica Harriss
Erica Harriss

Ryan Kneedler
FINANCE & GOVERNMENT OPERATIONS COMMITTEE
JUNE 10, 2021

ORDINANCE #: _____

ORDINANCE APPROVING AMENDMENTS TO ORDINANCES GOVERNING COUNTY BOARD AND COUNTY BOARD COMMITTEE MEETINGS

WHEREAS, Section 30.02 of the Code of Ordinances of Madison County, Illinois sets forth the rules governing meetings of the Madison County Board and Section 30.03 sets forth the rules governing County Board Committees; and

WHEREAS, there have been certain updates to the Open Meetings Act, as interpreted by case law or through opinions from the Public Access Counselor in the Office of the Illinois Attorney General, relating to public participation at meetings that require amendments to Madison County's public comment rules; and

WHEREAS, other changes to Board meeting rules are desired to permit additional time for Board members to present items for consideration at meetings of the Madison County Board and County Board Committees; and

WHEREAS, the Madison County Board desires that certain other modifications be made to expressly permit public participation for remote meetings when such meetings are permitted by law or Executive Order; and

WHEREAS, the Madison County Board further desires that certain additions to ordinances be made to allow for the remote participation of members at meetings as provided by statute; and

WHEREAS, the Madison County Board wishes that certain other modifications be made to allow remote meetings when permitted by law or Executive Order; and

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

- Section 30.02(G) of the Madison County Ordinances shall be deleted and replaced as follows:

(G) The County Clerk shall prepare an agenda for each regular meeting and special meeting of the Board. The agenda shall be sufficiently itemized to inform Board members and the public of the business to be considered by the Board. Any Board member may place an item on the agenda by notifying the County Board Chairperson and the Clerk of the Board. Such items to be placed on the agenda shall be communicated to the County Board Chairperson and the Clerk of the Board by 12:00 noon on the second working day prior to the appropriate meeting, and may be referred to the appropriate committee by the County Board Chairperson.

- Section 30.03(G) of the Madison County Ordinances shall be deleted and replaced as follows:

(G) All items to be placed on the committee agenda shall be communicated to the County Board Chairperson, the Committee Chairperson, and the Clerk of the Board by 12:00 noon on the second working day prior to the appropriate meeting, but in any case no later than 52 hours prior to the scheduled committee meeting.

- Section 30.02(Q) of the Madison County Ordinances shall be deleted and replaced as follows:

(Q) Procedure for public input at County Board meetings.

(1) Fifteen minutes shall be set aside at the beginning of each County Board meeting for the purpose of allowing members of the public or county employees to make comments to the County Board.

(2) Each speaker shall be allowed three minutes to address the Board.

(3) Although not required, anyone wishing to address the Board may pre-register by filing a completed "Request to Address the Madison County Board" form with the County Clerk's Office no earlier than 48 hours prior to the scheduled Board meeting.

(4) The County Board Chairperson will have the prerogative to determine the procedures to be followed in making presentations. The order of the speakers during the Board meeting will be based on the order in which the request to speak was made whether in advance or at the meeting.

(5) There will be no audio/visual aid allowed during the public input period.

(6) All speakers will be required to address the Board from the designated location in the Boardroom, using a microphone if provided.

(7) All public comments shall be made in person. Any written statements transmitted to the County Board or Clerk shall be treated as correspondence and will not be read aloud at a meeting. If any meeting is being held remotely due to a disaster declaration or as otherwise permitted by law, a telephone number or electronic link must be made available to the public and included on the agenda for use by the public when making comments during such meetings. All other provisions of this section will apply during remote meetings.

(8) No dialogue between the speakers and Board members will be allowed.

(9) Speakers shall remain calm while making public comments. Speech that is profane or otherwise disruptive may warrant a verbal warning by the Chairperson. If not corrected, the speaker may then be asked to remove himself/herself from the meeting.

- Section 30.03(I) of the Madison County Ordinances shall be deleted and replaced with the following:

(I) A portion of a committee meeting shall be set aside for the purpose of allowing members of the public to make comments to the committee. The public comment rules as provided by Section 30.02(Q) shall govern during all committee meetings.

- Section 30.02(S) and Section 30.02(T) of Madison County Ordinances shall be added with the following:

(S) REMOTE PARTICIPATION.

It is the policy of Madison County that any member of the County Board may attend and participate in any meeting of the County Board or any meeting of a County Board Committee (collectively referred to herein as "meeting") by "other means" defined as, by video or audio conference, provided that such attendance and participation is in compliance with this policy and any other applicable laws.

1. Prerequisites. A member of the County Board may attend any meeting electronically, by other means, if the member meets the following conditions:
 - a. A quorum is physically present throughout the meeting and a majority of those County Board members physically present votes to approve the electronic attendance of the meeting.
 - b. The Board member requesting to attend remotely should notify the County Board Office and the Clerk of the Board at least 24 hours before the meeting so that necessary communications equipment can be arranged. Inability to make the necessary technical arrangements will result in denial of a request for remote attendance.
 - c. The member must assert one of the following three reasons why he or she is unable to physically attend the meeting:
 - i. The member cannot attend because of personal illness or disability; or
 - ii. The member cannot attend because of employment purposes or the business of the Board; or

- iii. The member cannot attend because of a family or other emergency.
 - d. At the meeting, the Clerk of the Board shall inform the Board Members physically present of the request for electronic attendance.
- 2. Voting Procedures. After a roll call establishing that a quorum is physically present, the Chairperson shall call for a motion to allow the requesting member(s) to participate electronically after specifying the reason entitling the absent member to participate electronically. All of the Board members physically present are permitted to vote on whether electronic attendance will be allowed. The motion must be approved by a majority of those members who are physically present.
- 3. Adequate Equipment Requirement. The Board member participating electronically and other members of the Board must be able to communicate effectively, and members of the audience attending the meeting must be able to hear all communications. Before approving electronic attendance at any meeting, the Board shall provide equipment adequate to accomplish this objective.
- 4. Minutes. Any member participating electronically shall be considered an off-site participant and counted as present electronically for that meeting if the member is allowed to participate. The meeting minutes shall also reflect and state specifically whether each member is physically present or by electronic means.
- 5. Rights of Remote Member. A member permitted to participate electronically will be able to express his or her comments during the meeting and participate in the same capacity as those members physically present, subject to all general meeting guidelines and procedures previously adopted and adhered to. The member attending electronically shall be heard, considered, and counted as to any vote taken. Accordingly, the name of any member attending electronically shall be called during any vote taken, and his or her vote counted and recorded by the Clerk of the Board and placed in the minutes for the corresponding meeting. A member participating electronically may leave a meeting and return as in the case of any member, provided the member attending electronically shall announce his or her leaving and returning.

(T) REMOTE PARTICIPATION DURING A DISASTER DECLARATION.

It is the policy of Madison County that any member of the County Board may attend and participate in any meeting of the County Board or any meeting of a County Board Committee (collectively referred to herein as “meeting”) by “other means” defined as, by video or audio conference, during a disaster declaration, without the physical presence of a quorum of the members, so long as the following conditions are met:

- (1) The Governor of the State of Illinois or the Director of the Illinois Department of Public Health has issued a disaster declaration related to public health concerns because of a disaster as defined in Section 4 of the Illinois Emergency Management Agency Act, and all or part of the jurisdiction of Madison County is covered by the disaster area;
- (2) The County Board Chairman determines that an in-person meeting is not practical or prudent because of the disaster;
- (3) All members of the body participating in the meeting, wherever their physical location, shall be verified and can hear one another and can hear all discussion and testimony;
- (4) For open meetings, members of the public present at the regular meeting location of the body can hear all discussion and testimony and all votes of the members of the body, unless attendance at the regular meeting location is not feasible due to the disaster, including the issued disaster declaration, in which case Madison County must make alternative arrangements and provide notice pursuant to this policy of such alternative arrangements in a manner to allow any interested member of the public access to contemporaneously hear all discussion, testimony, and roll call votes, such as by offering a telephone number or a web-based link;
- (5) At least one member of the body, chief legal counsel, or chief administrative officer is physically present at the regular meeting location, unless unfeasible due to the disaster, including the issued disaster declaration; and

(6) All votes are conducted by roll call, so each member's vote on each issue can be identified and recorded.

(7) Except in the event of a bona fide emergency, forty-eight hours' notice shall be given of a meeting to be held pursuant to this policy. Notice shall be given to all members of the covered group, shall be posted on the website of Madison County, and shall also be provided to any news media who has requested notice of meetings pursuant to subsection (a) of Section 2.02 of the Open Meetings Act. If Madison County declares a bona fide emergency:

(a) Notice shall be given pursuant to subsection (a) of Section 2.02 of the Open Meetings Act, and the presiding officer shall state the nature of the emergency at the beginning of the meeting;

(b) Madison County must comply with the verbatim recording requirements set forth in Section 2.06 of the Open Meetings Act.

(8) Quorum. Each member of the body participating in a meeting by audio or video conference for a meeting held pursuant to this policy is considered present at the meeting for purposes of determining a quorum and participating in all proceedings.

(9) Record. A covered group holding open meetings under this policy must also keep a verbatim record of all its meetings in the form of an audio or video recording. Verbatim records made under this paragraph shall be made available to the public under, and are otherwise subject to, the provisions of Section 2.06 of the Open Meetings Act.

(10) Costs. Madison County shall bear all costs associated with compliance with this policy.

INCONSISTENT ORDINANCES REPEALED. All Ordinances or parts of other Ordinances in conflict with the provisions of this Ordinance shall to the extent of the conflict, be, and are hereby repealed, provided that nothing herein shall in any way excuse or prevent prosecution of any previous or existing violation of any Ordinance superseded hereby.

SAVINGS CLAUSE. Nothing in this Ordinance hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any Act of Ordinance hereby repealed by this Ordinance, nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

PASSAGE AND PUBLICATION. This Ordinance shall be in full force and effect beginning August 1, 2021 as per publication by the County Clerk as provided by law and shall continue in effect and operation until lawfully terminated by the Madison County Board.

APPROVED AND ADOPTED at the regular meeting of the County Board of Madison County in the State of Illinois this 21ST day of July, 2021.

Respectfully submitted by,

Chris Guy

Erica Harriss

Robert Pollard

Judy Kuhn

Gussie Glasper

Ryan Kneeder

**GOVERNMENT RELATIONS COMMITTEE
JULY 21, 2021**

Dalton Gray

**A RESOLUTION AUTHORIZING THE SUBMISSION OF THE 2022 AMERICAN RESCUE
PLAN ACT GRANT APPLICATION FOR THE COUNTY OF MADISON, ILLINOIS**

WHEREAS, the Madison County Community Development Department is the local administering agency for the Madison County Illinois Home Energy Assistance Program; and

WHEREAS, it is necessary to submit to the Illinois Department of Commerce and Economic Opportunity a grant application detailing the projected use of the 2022 American Rescue Plan Act (ARPA);

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County, Illinois, That the County Board hereby authorizes the submission of the 2022 American Rescue Plan Act Federal grant application; the Federal grant is in the amount of \$4,911,395.00 for the County of Madison, Illinois, to the Illinois Department of Commerce and Economic Opportunity.

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

All of which is respectfully submitted,

s/ John Eric Foster

John Foster, Chair

s/ Stacey Pace

Stacey Pace

s/ Bruce Malone

Bruce Malone

Heather Mueller-Jones

s/ Victor Valentine, Jr

Victor Valentine Jr.

s/ Judy Kuhn

Judy Kuhn

s/ Bill Meyer

Bill Meyer

s/ Erica Harriss

Erica Harriss

s/ Liz Dalton

Liz Dalton

s/ Denise Wiehardt

Denise Wiehardt

**GRANTS COMMITTEE
JULY 12, 2021**

A RESOLUTION AUTHORIZING SUBMISSION OF THE FY 2021 COMMUNITY DEVELOPMENT ACTION PLAN

WHEREAS, the Community Development Department is responsible for the application of grant funding from the U.S. Department of Housing and Urban Development office of Community Planning and Development for the receipt of the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME), programs;

WHEREAS, it is necessary to submit an Annual Action Plan to HUD for the receipt of the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME), program funds;

WHEREAS, the Community Development Department has been allocated by HUD \$2,947,494.00 in Community Development Block Grant (CDBG) and \$973,905.00 in HOME Investment Partnership (HOME) program funds;

WHEREAS, the CDBG and HOME National Objectives are to benefit low to moderate income persons, the prevention or elimination of slums and blight, and to meet urgent needs;

WHEREAS, the County of Madison, Illinois has designated the Community Development Department to administer these grants and to prepare the Annual Action Plan and associated documents;

WHEREAS, the Community Development Department will adhere to and enforce all Federal Regulations and Certifications for the CDBG and HOME programs; and

WHEREAS, the County of Madison, Illinois has designated the Community Development Department to administer these grants and to prepare the Consolidated Plan, Annual Action Plan, grant agreements, Consolidated Annual Performance Evaluation Report (CAPER), and all other related documentation as required by the Department of Housing and Urban Development;

NOW, THEREFORE, BE IT RESOLVED that the County Board of the County of Madison, Illinois, hereby authorizes the filing of the FY 2021 Action Plan for the CDBG and HOME programs with the Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED that the County Board hereby directs and designates the Madison County Community Development Administrator to act as the County's authorized representative in connection with the Consolidated Plan, Annual Action Plan, grant agreements, CAPER and all other related documentation as required by the Department of Housing and Urban Development.

Respectfully submitted,

s/ John Eric Foster
John Foster, Chair

s/ Stacey Pace

Stacey Pace

s/ Bruce Malone
Bruce Malone

Heather Mueller-Jones

s/ Victor Valentine, Jr
Victor Valentine Jr.

s/ Judy Kuhn

Judy Kuhn

s/ Bill Meyer

Bill Meyer

s/ Erica Harriss

Erica Harriss

s/ Liz Dalton

Liz Dalton

s/ Denise Wiehardt

Denise Wiehardt

GRANTS COMMITTEE
JULY 12, 2021

FY 2021 CDBG Budget	
FY 2021 CDBG Allocation	\$ 2,947,494.00
Program Income	\$ 25,000.00
FY 2014 Reprogrammed Funds	\$ 29.60
Total	\$ 2,972,523.60
City of Alton	
Infrastructure Improvements	\$ 100,000.00
Demolition	\$ 180,000.00
Code Enforcement	\$ 178,870.00
Residential Rehabilitation	\$ 150,000.00
Housing Services	\$ 25,000.00
Commercial Rehab	\$ 14,999.60
Homeownership Assistance	\$ 75,000.00
Total	\$ 723,869.60
City of Granite City	
Infrastructure Improvements	\$ 180,000.00
Demolitions	\$ 90,899.80
Code Enforcement	\$ 5,000.00
Fire Truck loan repayment	\$ 75,000.00
Public Safety Services	\$ 42,357.00
Housing Rehabilitation	\$ 100,000.00
Rehab Admin	\$ 10,000.00
Summer Youth	\$ 60,000.00
Total	\$ 563,256.80
Competitive Funding Round	
Pontoon Beach, Village Street Improvements	\$ 100,000.00
Venice Township Asphalt Overlay	\$ 100,000.00
Venice, City- Large Scale Demolition	\$ 100,000.00
Madison, City- Asphalt Overlay	\$ 100,000.00
Williamson, Village- Drainage Improvements	\$ 100,000.00
Livingston, Village- Drainage Improvements	\$ 100,000.00
Total	\$ 600,000.00
Madison County Accounts	
Demolitions	\$ 105,868.80
Demolitions Low/Mod	\$ 10,000.00
Rehab Admin	\$ 15,000.00
Accessibility Program	\$ 18,000.00
Accessibility Program Rehab Admin	\$ 2,000.00
Owner Occupied Rehab (\$29.60 FY 2014 Reprogrammed Funds)	\$ 70,029.60
Weatherization	\$ 45,000.00
Housing Services	\$ 65,000.00
Homeless Services	\$ 90,000.00
Economic Development (\$25,000.00 Program Income)	\$ 75,000.00
Total	\$ 495,898.40

Administration	\$ 589,498.80
Total CDBG Budget	\$ 2,972,523.60

FY 2021 HOME Budget

2021 HOME Allocation	\$ 973,905.00
Program Income	\$ 100,000.00
Total	\$ 1,073,905.00

Admin (10% of Allocation)	\$ 97,390.50	
CHDO Set Aside (15% of Allocation)	\$ 146,085.75	
HOMEbuyer	\$ 230,428.75	
Developers Subsidy	\$ 100,000.00	(\$100,000.00 Program Income)
Rental Projects	\$ 500,000.00	
Total	\$ 1,073,905.00	

**A RESOLUTION SUPPORTING THE ORDINANCE AMENDING ORDINANCE NUMBER 97-06
TO ADD TERRITORY IN EDWARDSVILLE TO THE GATEWAY COMMERCE CENTER
ENTERPRISE ZONE**

WHEREAS, on August 20, 1997 the County Board of the County of Madison, Illinois passed Ordinance Number 97-06 entitled "An Ordinance Establishing An Enterprise Zone Consisting of Adjacent Areas Within The County of Madison, City of Edwardsville and Village of Pontoon Beach, Subject to Approval By The Southwestern Illinois Development Authority and Illinois Department of Commerce and Community Affairs, and Approving and Authorizing the Execution of an Intergovernmental Agreement"; providing a boundary description for the Gateway Commerce Center Enterprise Zone; and

WHEREAS, the County Board of the County of Madison, Illinois has found it appropriate to amend Ordinance Number 97-06 so as to add new territory in the City of Edwardsville to the Gateway Commerce Center Enterprise Zone; and

WHEREAS, the County Board of the County of Madison, Illinois has determined that it is necessary and in the best interest of the County of Madison, and economic development interests countywide, to further add new property in the City of Edwardsville to the Gateway Commerce Center Enterprise Zone based upon Plocher Construction's representation of their plans to develop 93.77 acres. The purpose of the expansion of the enterprise zone is to aid the developer's business attraction efforts. Based on current growth trends in the City of Edwardsville, and the sites proximity to Plummer Family Park and Interstate 55, this site represents a unique opportunity for economic impact; and

WHEREAS, with the further expansion of the enterprise zone, the new property will receive all the state and local amenities provided by the present enterprise zone; and

WHEREAS, a public hearing was held at 1:15 P.M on Tuesday, April 27th, 2021 in the City of Edwardsville's City Hall located at 118 Hillsboro, Edwardsville, Illinois where pertinent information was presented.

NOW, THEREFORE, BE IT ORDAINED BY THE GRANTS COMMITTEE OF THE COUNTY OF MADISON, ILLINOIS AS FOLLOWS:

- (1) That the County Board of the County of Madison hereby approves, subject to the concurrence of the city council of the city of Edwardsville, the village board of trustees of the village Pontoon Beach, and the Illinois Department of Commerce and Economic Opportunity; the expansion of the Gateway Commerce Center 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 city of Edwardsville, the Village Board of Trustees of the village of Pontoon Beach, 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 Gateway Commerce Center Enterprise Zone; and
- (4) That this Ordinance shall be in full force and effect immediately following its passage, approval, recording, inspection and publication, as may be required, according to law.

s/ Eric Foster

John Eric Foster, Chair

s/ Judy Kuhn

Judy Kuhn

s/ Stacey Pace

Stacey Pace

s/ Bill Meyer

Bill Meyer

s/ Bruce Malone

Bruce Malone

s/ Erica Harriss

Erica Harriss

Heather Mueller-Jones

s/ Liz Dalton

Liz Dalton

s/ Victor Valentine, Jr.

Victor Valentine, Jr.

s/ Denise Wiehardt

Denise Wiehardt

GRANTS COMMITTEE

JUNE 7, 2021

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NUMBER 97-06 TO ADD TERRITORY IN EDWARDSVILLE TO THE GATEWAY COMMERCE CENTER ENTERPRISE ZONE

WHEREAS, on August 20, 1997 the County Board of the County of Madison, Illinois passed Ordinance Number 97-06 entitled "An Ordinance Establishing An Enterprise Zone Consisting of Adjacent Areas Within The County of Madison, City of Edwardsville and Village of Pontoon Beach, Subject to Approval By The Southwestern Illinois Development Authority and Illinois Department of Commerce and Community Affairs, and Approving and Authorizing the Execution of an Intergovernmental Agreement"; providing a boundary description for the Gateway Commerce Center Enterprise Zone; and

WHEREAS, the County Board of the County of Madison, Illinois has found it appropriate to amend Ordinance Number 97-06 so as to add new territory in the City of Edwardsville to the Gateway Commerce Center Enterprise Zone; and

WHEREAS, the County Board of the County of Madison, Illinois has determined that it is necessary and in the best interest of the County of Madison, and economic development interests countywide, to further add new property in the City of Edwardsville to the Gateway Commerce Center Enterprise Zone based upon Plocher Construction's representation of their plans to develop 93.77 acres. The purpose of the expansion of the enterprise zone is to aid the developer's business attraction efforts. Based on current growth trends in the City of Edwardsville, and the sites proximity to Plummer Family Park and Interstate 55, this site represents a unique opportunity for economic impact; and

WHEREAS, with the further expansion of the enterprise zone, the new property will receive all the state and local amenities provided by the present enterprise zone; and

WHEREAS, a public hearing was held at 1:15 P.M on Tuesday, April 27th, 2021 in the City of Edwardsville's City Hall located at 118 Hillsboro, Edwardsville, Illinois where pertinent information was presented.

NOW, THEREFORE, BE IT ORDAINED BY THE 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 concurrence of the city council of the city of Edwardsville, the village board of trustees of the village Pontoon Beach, and the Illinois Department of Commerce and Economic Opportunity; the expansion of the Gateway Commerce Center 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 city of Edwardsville, the Village Board of Trustees of the village of Pontoon Beach, 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 Gateway Commerce Center Enterprise Zone; and
- (4) That this Ordinance shall be in full force and effect immediately following its passage, approval, recording, inspection and publication, as may be required, according to law.

**PASSED, APPROVED AND ADOPTED THIS ____ DAY OF _____,
2021 A.D.**

Kurt Prenzler
Madison County Board Chairman

ATTEST:

Debbie Ming-Mendoza
Madison County Clerk

EXHIBIT A
GATEWAY COMMERCE CENTER ENTERPRISE ZONE
BOUNDARY DESCRIPTION
(Prepared from document 2007R28132)

Addition 15

Part of the Southeast Quarter of Section 17, Township 4 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Commencing at the Center of Section 17, Township 4 North Range 7 West of the Third Principal Meridian; thence South 00 Degrees 04 Minutes 59 Seconds East 151.86 feet to the Southerly line of right of way acquired by the State of Illinois Department of Transportation under order entered May 12, 1972 in condemnation proceedings filed in the Circuit Court of Madison County, Illinois, Case NO. 72-H-7, as shown in Road Record Book 11 on Pages 34, 35 and 37 in the Recorder's Office of Madison County and the Point of Beginning; thence along said right of way for the following Ten (10) Courses and Distances; 1) South 89 Degrees 24 Minutes 27 Seconds East, 1017.21 feet; 2) South 84 Degrees 44 Minutes 39 Seconds East, 301.04 feet; 3) South 37 Degrees 47 Minutes 53 Seconds East, 242.07 feet; 4) South 47 Degrees 57 Minutes 28 Seconds East, 257.24 feet; 5) South 24 Degrees 54 Minutes 55 Seconds East, 250.00 feet; 6) South 01 Degree 32 Minutes 28 Seconds East, 257.10 feet; 7) South 11 Degrees 08 Minutes 10 Seconds West, 335.28 feet to the North Line of the Southeast Quarter of said Southeast Quarter; 8) South 11 Degrees 08 Minutes 10 Seconds West, 364.80 feet; 9) South 06 Degrees 14 Minutes 39 Seconds West, 301.50 feet; 10) South 11 Degrees 57 Minutes 17 Seconds West, 691.68 feet to the south line of the Southeast Quarter of said Section 17; thence North 89 Degrees 22 Minutes 17 Seconds West, along said South line, 1,453.70 feet to the West line of the Southeast Quarter of said Section 17; thence North 00 Degrees 04 Minutes 59 Seconds West, along said West line, 2,532.71 feet to the aforementioned Southerly right of way line and the Point of Beginning, Containing 4,084,878 square feet or 93.77 acres, more or less.

EXHIBIT B
GATEWAY COMMERCE CENTER ENTERPRISE ZONE
BOUNDARY DESCRIPTION
(Prepared from record sources)

Original Enterprise Zone & Addition 1

A tract of land being a part of Section 13, 23, 24, 25, 26, 27, 35 and 36 in Township 4 North, Range 9 West of the Third Principal Meridian all in Madison County, Illinois, being more particularly described as follows: commencing at the Southeast corner of said Section 27, thence Northwardly along the East line of said Section 27, a distance of 1,500 feet, more or less, to the Northwest corner of "Paradise Acres" as the same is recorded in Plat Book 21 on Page 47 in the Madison County, Illinois, Recorder's records and the point of beginning of the tract of land herein described; thence continuing Northwardly along said East section line, a distance of 1,275 feet, more or less, to the Southeast corner of the Northeast Quarter of said Section 27; thence Westwardly along the South line of said Northeast Quarter Section, a distance of 1,570.03 feet, more or less, to the Southeasterly right-of-way line of the old Illinois Terminal Railroad; thence Northwestwardly and perpendicular to said Southeasterly right-of-way line, a distance of 120 feet, more or less, to the Northwesterly right-of-way line of the Norfolk and Western Railroad, thence Northeastwardly along said Northwesterly right-of-way line, a distance of 13,250 feet, more or less, to its intersection with the West right-of-way line of F.A.R. Route 310 (255); thence Southwardly along said Westerly right-of-way line, a distance of 11,740 feet, more or less, to the Northerly right-of-way of F.A.I. Route 270 at centerline Station 1629 + 81.53 – 655' North; thence Westerly following said North right-of-way line of F.A.I. Route 270, to the Westerly right-of-way line at State Route 111; thence North along said Westerly right-of-way line a distance of 126.71 feet, more or less; thence Northwesterly along said right-of-way line, a distance of 72.55 feet to the South right-of-way line of U.S. Route 66 (Chain of Rocks Road); thence along said right-of-way the following courses and distances, West a distance of 270.0 feet, more or less; thence North a distance of 10 feet, more or less; thence West 178.31 feet, more or less, to the Northwest corner of a tract conveyed to Camelot Investment Co., Inc., by deed recorded in Book 3750, Page 346, in the Recorder's Office, Madison County, Illinois; thence Southerly along the West line of said tract and the Southerly prolongation of said line, a distance of 672.22 feet, more or less, to a point on the Northerly line of right-of-way line of F.A.I. Route 270; thence Southwesterly and Westerly along said North right-of-way line to the Southeast corner of a tract conveyed to Madison County Metro-East Transit District by deed recorded in Book 3517, Page 1077 (Parcel 1); thence North along the East line of said tract a distance of 216 feet; thence in a Northwesterly direction along the Northeasterly line of said tract and the Northwesterly prolongation of said line a distance of 450.93 feet more or less, to the Northeast corner of a tract conveyed to Madison County Metro-East Transit District by deed recorded in Book 3217, Page 1077 (Parcel 2); thence West along the North line of said tract a distance of 402.50 feet more or less, to the Southeast corner of a tract conveyed to Pepsi Cola Bottling Company of St. Louis, Inc. by deed recorded in Book 3856, Page 1690, in the aforesaid Recorder's Office; thence North along the East line of said tract a distance of 630.87 feet more or less, to a point on the South right-of-way line of U.S. Route 66, a distance of 617 feet, more or less, to the Northwest corner of a tract conveyed to Systems Central, Inc., by deed recorded in Book 3349, Page 1925; thence South along the West line of said tract, a distance of 250 feet, more or less, to the Southwest corner of said tract, thence East along the South line of said tract, a distance of 224.5 feet, more or less, to the Southeast corner of said tract; thence North 250 feet, more or less, to a point on the South line of U.S. Route 66 thence East along the South line of U.S. Route 66, a distance of 45 feet, more or less, to a point that is the intersection of said South right-of-way line with the Southerly prolongation of West line of a tract conveyed to Ann Manns in Deed Book 3980, on Page 1862, in said Recorder's records; thence Northwardly along said prolongation and West line of said Manns land, a distance of 1,543.70 feet to the Northwesterly corner thereof; thence Westerly along the Southerly line of land conveyed to Richard C. Bauer and Marie A. Frizzell in Deed Book 3220, on Page 215, in said Recorder's records, a distance of 1,802.51 feet, more or less, to the point of beginning and containing 1,768 Acres, more or less.

Addition 2

Also, an eight foot wide strip of land being a part of Sections 23 and 14 in Township 4 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois, the East line of said strip being more particularly described as follows:

An eight foot wide strip (as measured at right angles to) lying adjacent to and West of the West right-of-way line of Illinois State Route 111, the beginning point of the East line of said strip being at the intersection of the Northwestern right-of-way of Norfolk & Western Railroad and the West right-of-way line of Illinois State Route 111; thence North along said West right-of-way line to a point 2,903 feet more or less South of the center line of New Poag Road (F.A.S. Route 765), said point also being the Southeast corner of the 90.95 acre tract described below.

Also, a tract of land in the Southwest Quarter of Section 14 and the Northwest Quarter of Section 23, all in Township 4 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Commencing at the center of said Section 14; thence North 86 degrees 22 minutes 13 seconds West (assumed bearing) along the Northerly line of said Southwest Quarter Section, a distance of 162.05 feet; thence South 03 degrees 37 minutes 47 seconds West, a distance of 82.52 feet to a point on the Southerly right-of-way line of F.A.S. Route 765 (a/k/a New Poag Road) and the Point of Beginning of the tract of land hereinafter described; thence South 48 degrees 07 minutes 13 seconds East along said Southerly right-of-way line, a distance of 112.26 feet to the Westerly right-of-way line of Illinois Route 111; thence Southerly along said Westerly right-of-way line the following courses and distances, South 00 degrees 38 minutes 24 seconds East, a distance of 1,724.00 feet; thence South 89 degrees 21 minutes 36 seconds West, a distance of 65.00 feet; thence South 00 degrees 38 minutes 24 seconds East, a distance of 1,025.30 feet; thence South 89 degrees 21 minutes 36 seconds West and leaving said right-of-way line, a distance of 425.55 feet; thence North 58 degrees 42 minutes 20 seconds West, a distance of 788.84 feet; thence North 00 degrees 38 minutes 24 seconds West, a distance of 1,046.57 feet; thence South 89 degrees 21 minutes 36 seconds West, a distance of 766.82 feet to a point in the center line of Madison County Drainage Ditch; thence in a generally Northeasterly direction along said center line the following courses and distances; North 00 degrees 19 minutes 21 seconds East, a distance of 351.36 feet; thence North 24 degrees 37 minutes 37 seconds East, a distance of 347.04 feet; thence North 19 degrees 25 minutes 58 seconds East, a distance of 260.07 feet; thence North 01 degrees 17 minutes 01 seconds East, a distance of 503.58 feet to the said Southerly right-of-way line of F.A.S. Route 765; thence South 86 degrees 25 minutes 34 seconds East along said Southerly right of way line, a distance 82.38 feet; thence South 88 degrees 54 minutes 41 seconds East along said Southerly right-of-way line, a distance of 1,502.41 feet to the Point of Beginning, containing 3,961,657 square feet or 90.95 Acres, more or less, and subject to easements, rights, restrictions and agreements or record of existence.

Addition 3

Also, an eight foot wide strip of land being a part of Section 35 in Township 4 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois, the East line of said strip being more particularly described as follows:

An eight foot wide strip (as measured at right angles to) lying adjacent to and West of the West right-of-way line of Illinois State Route 111, the beginning point of the East line of said strip being at the intersection of the Northerly right-of-way of Interstate 270 and the Southeast corner of a tract conveyed to Madison County Metro-East Transit District by deed recorded in Book 3517, Page 1077 (Parcel 1); thence South, 207 feet, more or less to the Southerly right-of-way line of Interstate 270; thence southeasterly and southerly along the southerly right-of-way line of Interstate 270 and the west right-of-way line of Illinois Route 111 a distance of 2980 feet more or less to the point of termination, said point being the Northeast corner of the 70,000 square feet tract described below, and containing 25,496 square feet more or less.

Also a tract of land being a part of the West Half of Section 35, Township 4 North, Range 9 West of the Third Principal Meridian, Village of Pontoon Beach, Madison County, Illinois described as follows:

Commencing at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35; thence North 00 degrees 06 minutes 18 seconds East (bearing assumed) along the West line of said Northwest $\frac{1}{4}$

of the Southwest $\frac{1}{4}$, 50.02 feet to the Westerly extension of the North right-of-way line of Engineers Road; thence South 88 degrees 22 minutes 32 seconds East collinear with said North right-of-way line of Engineers Road, 949.62 feet; thence continuing along said North right-of-way line of Engineers Road North 01 degrees 37 minutes 28 seconds East, 2.00 feet; thence continuing along said North right-of-way line of Engineers Road South 89 degrees 53 minutes 57 seconds East, 222.03 feet, to the point of beginning; thence continuing along said North right-of-way line of Engineers Road South 89 degrees 53 minutes 57 seconds East, 234.53 feet to the West right-of-way line of Illinois Route 111; thence along a curve on said West right-of-way line of Illinois Route 111 having a radius point to the Southeast, a radial distance of 4167.66 feet, a chord bearing North 16 degrees 54 minutes 56 seconds East, and a chord distance of 267.69 feet; thence North 88 degrees 22 minutes 32 seconds West, 305.04 feet; thence South 01 degrees 37 minutes 28 seconds West, 264.45 feet to the point of beginning. Containing 70,000 square feet, more or less.

Addition 4

Also an eight foot wide strip of land being a part of Section 13, Township 4 North Range 9 West and a part of Sections 15, 16, and 18, US Survey 596, U.S. Survey 589 and U.S. Survey 587 in Township 4 North Range 8 West, all in the Third Principal Meridian, Madison County Illinois, the center line of said eight foot wide strip being more fully described as follows:

Beginning at the intersection of the west right of way line of F.A.R 310 (255) with a point 4 feet southeasterly of, measured at right angles, from the southeasterly right of way line of the Norfolk and Western Railroad; thence northeasterly along a line 4 feet southeasterly of and parallel with said Norfolk and Western Railroad right of way to a point located 4 feet west of, measured at right angles, from the east right of way line of said F.A.R. 310 (255); thence northerly along a line 4 feet westerly of and parallel with said east right of way line of F.A.R. 310 (255) to a point located 4 feet north of, measured at right angles from the south right of way line of New Poag Road; thence easterly along a line 4 feet north of and parallel with the said south right of way line of New Poag Road to a point located 4 feet west of, measured at right angles, from the easterly right of way line of Stadium Drive (Bluff Road); thence southerly along a line 4 feet westerly of and parallel with said easterly right of way line of Stadium Drive to a point located 4 feet north of measured at right angles from the westerly extension of south line of said Section 16; thence east along a line 4 feet north of and parallel with the south line of said section 16 to a point located 4 feet west of, measured at right angles, from the east line of said Section 16; thence north along a line of 4 feet west of and parallel with the east line of said Section 16 to a point located 4 feet north of, measured at right angles, from the north edge of pavement of the west bound lanes of University Park Drive; thence easterly along a line 4 feet north of and parallel with said north edge of pavement of the west bound lanes of University Park Drive to a point on the west right of way line of Illinois Route 157 and the termination point of said center line.

Also a tract of land being a part of the Southwest Quarter of Section 15 Township 4 North Range 8 West of the Third Principal Meridian, Madison County, Illinois more fully described as follows:

Commencing at a stone found at the Northwest corner of the Southwest Quarter of said Section 15; thence South 89 degrees 51 minutes 15 seconds East (assumed bearing) along the north line of said Southwest Quarter, 491.01 feet; thence South 01 degrees 10 minutes 54 seconds East, 1318.91 feet to the Point of Beginning of the tract herein described; thence North 88 degrees 21 minutes 29 seconds East, 243.01 feet; thence North 54 degrees 13 minutes 56 seconds East, 310.37 feet; thence North 86 degrees 46 minutes 21 seconds East, 542.65 feet; thence South 05 degrees 39 minutes 59 seconds East, 316.12 feet; thence South 88 degrees 35 minutes 55 seconds West, 195.85 feet to a point of curve located on the existing north edge of pavement of the westbound lanes of University Park Drive; thence along the north edge of pavement the following five (5) courses and distances: 1) thence southwesterly, 112.77 feet on a curve to the left having a radius of 440.31 feet, the chord of said curve bears South 81 degrees 15 minutes 43 seconds West, 112.46 feet to a point of compound curve; 2) thence southwesterly 129.23 feet on a curve to the left having a radius of 518.91 feet, the chord of said curve bears South 66 degrees 47 minutes 26 seconds West, 128.89 feet to a point of compound curve; 3) thence southwesterly, 252.76 feet on a curve to the left having a radius of 654.03 feet, the chord of said curve bears South 48 degrees 35 minutes 05 seconds West, 251.19 feet to a point of reverse curve; 4) thence southwesterly 372.30 feet on a curve to the right having a radius

of 397.32 feet, the chord of said curve bears South 64 degrees 21 minutes 26 seconds West, 358.83 feet to a point of tangent; 5) thence North 88 degrees 47 minutes 55 seconds West, 120.45 feet; thence North 01 degrees 10 minutes 54 seconds West, 487.35 feet to the Point of Beginning.

Said tract containing 10.00 acres, more or less.

Less and except the southerly 8 feet of the above described tract lying north of and adjacent to the north edge of pavement of the westbound lanes of University Park Drive above.

Addition 5

A tract of land being part of Sections 14, 15, 22 & 23 of Township 4 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Commencing at the center of said Section 14; thence North 86 degrees 22 minutes 13 seconds West, a distance of 162.05 feet; thence South 3 degrees 37 minutes 47 seconds West, a distance of 82.52 feet to a point on the southerly right of way line of New Poag Road (varying width); thence along said southerly right of way line, North 88 degrees 54 minutes 41 seconds West, a distance of 1,502.41 feet; thence North 86 degrees 25 minutes 34 seconds West, a distance of 82.38 feet to the Point of Beginning of the herein described tract of land; thence South 1 degree 17 minutes 01 seconds West, a distance of 292.88 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 473.57 feet; thence South 0 degrees 48 minutes 43 seconds East, a distance of 3,435.60 feet; thence South 20 degrees 19 minutes 37 seconds East, a distance of 161.07 feet more or less to a point on the south line of the Northwest Quarter of the Northwest Quarter of Section 23; thence North 87 degrees 15 minutes 40 seconds West, along said south line, a distance of 474.40 feet more or less to a point on the west line of said Section 23; thence South 35 degrees 06 minutes 07 seconds West, a distance of 3,947.93 feet; thence South 5 degrees 16 minutes 35 seconds West, a distance of 630.20 feet more or less to a point on the south line of Section 22; thence North 88 degrees 11 minutes 33 seconds West, along said south line a distance of 76.21 feet more or less to a point on the Easterly Right-of-Way line of the Penn Central, Gulf Mobil & Ohio and Gateway Western Railroad (varying width); thence along said Easterly Right-of-Way the following courses and distances: North 5 degrees 16 minutes 35 seconds East, a distance of 633.21 feet; South 84 degrees 43 minutes 25 seconds East, a distance of 40.00 feet; North 5 degrees 16 minutes 35 seconds East, a distance of 3,280.76 feet to a point of curve to the left having a radius of 5,697.22 feet; thence northwesterly along said curve, an arc distance of 1,380.79 feet more or less to a point on the north line of Section 23; thence North 88 degrees 11 minutes 33 seconds West, along said north line, a distance of 14.43 feet to a point on a non-tangent curve to the left having a radius of 5,197.46 feet and a chord bearing North 9 degrees 43 minutes 41 seconds West; thence northwesterly along said curve, an arc distance of 28.21 feet; thence North 8 degrees 16 minutes 36 seconds West, a distance of 22.71 feet; thence leaving said Right-of-Way line, South 88 degrees 11 minutes 33 seconds East, a distance of 152.35 feet; thence North 8 degrees 16 minutes 36 seconds West, a distance of 101.57 feet; thence North 88 degrees 11 minutes 33 seconds West, a distance of 152.35 feet more or less to a point on the Easterly Right-of-Way line of the Penn Central, Gulf Mobil & Ohio and Gateway Western Railroad, as aforementioned; thence along said Right-of-Way, North 8 degrees 05 minutes 19 seconds West, 2,290.40 feet more or less to a point on the Southerly Right-of-Way line of New Poag Road; thence along said Southerly Right-of-Way line, South 89 degrees 50 minutes 04 seconds East, a distance of 140.38 feet to an angle point therein; thence North 83 degrees 23 minutes 36 seconds East, a distance of 805.62 feet to an angle point therein; thence South 89 degrees 24 minutes 28 seconds East, a distance of 1,339.48 feet more or less to the point on the Westerly Right-of-Way line of Oldenburg Road; South 4 degrees 27 minutes 04 seconds East, a distance of 184.69 feet; thence South 89 degrees 12 minutes 24 seconds East, 50.00 feet; thence North 6 degrees 19 minutes 26 seconds East, 185.08 feet more or less to a point on the Southerly Right-of-Way line of New Poag Road; thence along said Southerly Right-of-Way line South 86 degrees 25 minutes 34 seconds East, a distance of 890.27 feet to the Point of Beginning and containing 307 acres, more or less. EXCEPTING THEREFOROM THE FOLLOWING DESCRIBED TRACT OF LAND.

Commencing at the center of said Section 14; thence North 86 degrees 22 minutes 13 seconds West, a distance of 162.05 feet; thence South 3 degrees 37 minutes 47 seconds West, a distance of 82.52 feet to a

point on the Southerly Right-of-Way line of New Poag Road (varying width): thence along said Southerly Right-of-Way line, North 88 degrees 54 minutes 41 seconds West, a distance of 1,502.41 feet; thence North 86 degrees 25 minutes 34 seconds West, 972.65 feet; thence South 6 degrees 19 minutes 26 seconds West, a distance of 185.08 feet; thence North 89 degrees 12 minutes 24 seconds West, a distance of 50.00 feet to a point; thence North 4 degrees 27 minutes 04 seconds West, a distance of 184.69 feet to a point on the Westerly Right-of-Way line of Oldenburg Road; thence South 0 degrees 48 minutes 43 seconds East, a distance of 1,075.44 feet to the Point of Beginning of the herein described tract of land; thence South 89 degrees 11 minutes 17 seconds West, a distance of 711.97 feet; thence South 0 degrees 00 minutes 00 seconds West, a distance of 608.26 feet; thence South 89 degrees 45 minutes 53 seconds East, a distance of 720.71 feet; thence North 0 degrees 48 minutes 43 seconds West, a distance of 621.37 feet to the Point of Beginning and containing 10 acres, more or less.

Addition 6

Also, on eight foot wide strip of land being a part of Sections 35 and 36 in Township 4 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois, the centerline of said eight foot wide strip being more particularly described as follows:

Beginning at the intersection of the north right-of-way line of FAI Route 270 with the east line of said Section 35; thence south along said line to the south right-of-way line of said FAI Route 270 and the Point of Termination of said centerline.

Also, A tract of land situated in the County of Madison and the State of Illinois, being that part of Sections 35 and 36, Township 4 North, Range 9 West, lying east of the right-of-way of Illinois Route 111, width varies, South of the right-of-way of Interstate Route 270, width varies and west of the right-of-way of interstate Route 255, width varies and being more particularly described as follows:

Beginning at a found iron pipe marking the Southeast Corner of said Section 35; thence along the South line of said Section 35. North 88 degrees 32 minutes 09 seconds West, a distance of 3905.63 feet to a set 5/8 inch iron rod marking the intersection of said South line and the Eastern right-of-way line of said Illinois Route 111; thence along said Eastern right-of way line as follows: North 00 degrees 54 minutes 44 seconds West, a distance of 254.60 feet to a found concrete monument; 982.85 feet, along the arc of a curve to the right, having a radius of 4017.66 feet, through a central angle of 14 degrees 00 minutes 59 seconds, with a chord that bears North 06 degrees 05 minutes 45 seconds East, a distance of 980.40 feet to a set 1/2 inch iron rod; South 76 degrees 53 minutes 45 seconds East, a distance of 65.00 feet to a set 1/2 inch iron rod; 895.70 feet, along the arc of a curve to the right, having a radius of 3952.66 feet, through a central angle of 12 degrees 59 minutes 01 seconds, with a chord that bears North 19 degrees 35 minutes 45 seconds East, a distance of 893.78 feet to a set 1/2 inch iron rod: North 26 degrees 05 minutes 16 seconds East, a distance of 922.58 feet to a set 1/2 inch iron rod: North 45 degrees 45 minutes 13 seconds East, a distance of 380.34 feet to a set 1/2 inch iron rod; North 74 degrees 08 minutes 18 seconds East, a distance of 572.78 feet to a set 1/2 inch iron rod; North 41 degrees 38 minutes 57 seconds East, a distance of 539.07 feet to a set 1/2 inch iron rod; North 67 degrees 44 minutes 04 seconds East, a distance of 279.91 feet to a 1/2 inch iron rod set on said South right-of-way line of Interstate Route 270; thence along said southern right-of-way line; South 88 degrees 50 minutes 40 seconds East, a distance of 2195.11 feet to a set 1/2 inch iron rod; South 86 degrees 10 minutes 22 seconds East, a distance of 700.22 feet to a set 1/2 inch iron rod; North 00 degrees 14 minutes 15 seconds West, a distance of 52.66 feet to a set 1/2 inch iron rod. South 88 degrees 50 minutes 40 seconds East, a distance of 50.79 feet to a 1/2 inch iron rod set on said west right-of-way line of Interstate Route 255; thence along said west right-of-way line, South 85 degrees 50 minutes 41 seconds East, a distance of 136.63 feet to a set 1/2 inch iron rod; South 86 degrees 56 minutes 06 seconds East, a distance of 644.95 feet to a set 1/2 inch iron rod; South 76 degrees 08 minutes 24 seconds East, a distance of 256.27 feet to a set 1/2 inch iron rod; South 57 degrees 52 minutes 51 seconds East, a distance of 291.55 feet to a set 1/2 inch iron rod; South 44 degrees 52 minutes 51 seconds East, a distance of 38.71 feet to a set 1/2 inch iron rod; South 01 degrees 09 minutes 04 seconds East, a distance of 53.17 feet to a set 1/2 inch iron rod; thence South 45 degrees 41 minutes 32 seconds East, a distance of 109.66 feet to a found concrete right-of-way

marker; South 36 degrees 01 minutes 45 seconds East, a distance of 182.00 feet to a found concrete right-of-way marker; South 28 degrees 28 minutes 09 seconds East, a distance of 1,698.82 feet to a set ½ inch iron rod; South 10 degrees 22 minutes 33 seconds East, a distance of 177.55 feet to a set ½ inch iron rod; thence South 03 degrees 43 minutes 59 seconds East, a distance of 836.21 feet to a set ½ inch iron rod; South 00 degrees 38 minutes 54 seconds East, a distance of 712.79 feet to a set ½ inch iron rod; South 02 degrees 48 minutes 09 seconds East, a distance of 194.46 feet to a set 5/8 inch iron rod marking the intersection of said west right-of-way line and the south line of said Section 36; thence along said south line North 88 degrees 18 minutes 46 seconds West, a distance of 1,106.48 feet to a set 5/8 inch iron rod marking the South Quarter Corner of said Section 36; thence continuing along said south line; North 88 degrees 34 minutes 55 seconds West, a distance of 2,647.61 feet to the Point of Beginning.

Containing 596.044 acres, according to a survey by J. R. Grimes Consulting Engineers, Inc., Dated September 2006.

Addition 7 Part 1

A tract of land in the Southwest Quarter of Section 14 in Township 4 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Commencing at the center of said Section 14; thence North 86 degrees 22 minutes 13 seconds West (assumed bearing) along the Northerly line of said Southwest Quarter Section, a distance of 162.05 feet; thence South 03 degrees 37 minutes 47 seconds West, a distance of 82.52 feet to a point on the Southerly right of way line of F.A.S. Route 765 (a/k/a New Poag Road); thence North 88 degrees 54 minutes 41 seconds West, along said right of way, a distance of 1502.41 feet; thence North 86 degrees 25 minutes 34 seconds West, along said right of way, a distance of 82.38 feet to the northeasterly corner of a tract of land as described in deed book 2005R on page 51077 of the Madison County records; thence South 1 degree 17 minutes 1 second West, along the easterly line of said tract also being the westerly boundary of a previous addition to the Gateway Enterprise Zone in June of 2005 and labeled "Addition 2", a distance of 292.88 feet to the POINT OF BEGINNING of the tract herein described; thence southerly continuing along the easterly line of said tract the following courses and distances.

South 1 degree 17 minutes 1 second West a distance of 210.70 feet;

South 19 degrees 25 minutes 58 seconds West a distance of 260.07 feet;

South 24 degrees 37 minutes 37 seconds West a distance of 347.04 feet;

South 0 degrees 19 minutes 21 seconds West a distance of 708.71 feet;

Around a tangent curve to the left having a radius of 775.00 feet, an arc length of 172.37 feet and a chord that bears South 6 degrees 2 minutes 57 seconds East a distance of 172.02 feet; thence leaving said easterly line around a non-tangent curve to the right having a radius of 275.00 feet, an arc length of 279.78 feet and a chord that bears South 57 degrees 42 minutes 5 seconds West a distance of 267.87 feet to the easterly boundary of a previous addition to the Gateway Enterprise Zone in June of 2005 and labeled "Addition 5"; thence North 0 degrees 48 minutes 43 seconds West, along said easterly boundary, a distance of 1794.44 feet; thence East, continuing along said boundary, a distance of 473.57 feet to the point of beginning, containing 512,802 square feet or 11.77 acres, more or less, in Madison County, Illinois.

Addition 7 Part 2

A tract of land being part of Section 22, 23, and 27 all in Township 4 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

All that part of Section 22 lying easterly of the existing easterly boundary of the Gateway Enterprise Zone as dedicated in June of 2005 and westerly of the westerly right of way line of the Missouri Pacific Railroad.

All that part of Section 23 lying southerly of the south line of the North Half of the Northwest Quarter of said Section 23 westerly of the westerly right of way line of the Missouri Pacific Railroad.

All that part of Section 27 lying easterly of the easterly right of way line of the Gateway Eastern Railway Co. and westerly of the westerly right of way line of the Missouri Pacific Railroad.

containing 8,510,753 square feet or 195.38 acres, more or less, in Madison County, Illinois according to legal description by Crawford, Murphy, & Tilly, Inc., Consulting Engineers dated December 2006.

Addition 8

An eight (8) foot wide strip of land being a part of Sections 17, 8, 9 and 4 in Township 4 North, Range 8 West of the Third Principal Meridian, Madison County, Illinois, the centerline of said eight (8) foot strip being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of New Poag Road with the easterly right of way line of Stadium Drive (Bluff Road); thence northwesterly, as measured normally to said southerly right of way line of New Poag Road, four (4) feet to the Point of Beginning of said eight (8) foot wide strip herein described; thence in a generally northeasterly direction along a line four (4) feet northerly of and parallel with said southerly right of way line of New Poag Road to a point four (4) foot east of the southerly prolongation of the west right of way line of North University Drive (F.A.S. 770); thence northerly along a line four (4) foot east of, as measured normally to, and parallel with said west right of way line of North University Drive and its southerly prolongation to a point four (4) foot north of, as measured normally to, the southerly right of way line of the former S.B.I. 159; thence northwesterly four (4) foot northerly of, as measured normally to, and parallel with said southerly right of way line of former S.B.I. 159 to the Point of Termination on the said west right of way line of North University Drive and containing 2.7646 acres, more or less.

Also, a tract of land in the Northwest Quarter of Section 4, Township 4 North, Range 8 West and the Southwest Quarter of Section 33, Township 5 North, Range 8 West, of the Third Principal Meridian, Madison County, Illinois, more particularly described as follows:

Beginning at the intersection of the west line of the Southeast Quarter of said Southwest Quarter of Section 33 and the southerly right of way line of F.A. 50 (State Route 143); thence in a generally southeasterly direction along said southerly right of way line of F.A. 50 and the westerly right of way line of F.A.S. 770 (North University Drive) to the intersection of said westerly right of way line of F.A.S. 770 with the southerly right of way line of former S.B.I. 159; thence northwesterly along said southerly right of way line of former S.B.I. 159 being also the northerly right of way line of the former Illinois Terminal Railroad to its intersection with the southerly prolongation of said west line of the Southeast Quarter of the Southwest Quarter of Section 33; thence northerly along said southerly prolongation and west line to the Point of Beginning and containing 12.012 acres, more or less.

Addition 9

An eight (8) foot wide strip of land being a part of Sections 4, 3, 2, 11 and 12 in Township 4 North, Range 8 West and Sections 7, 18, 17 and 16 in Township 4 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, the centerline of said eight (8) foot wide strip being more particularly described as follows:

Commencing at the intersection of the Westerly right of way line of North University Drive (F.A.S. 770) with the Northerly right of way line of former S.B.I. Route 159, thence Northerly along said Westerly right of way line to a point 4 feet Northerly of, as measured normally to, said Northerly right of way line of former S.B.I. Route 159 and the Point of Beginning of the centerline herein described; thence Southeasterly and parallel to said Northerly right of way line to a point 4 feet west of, as measured normally to, the Easterly right of way line of said North University Drive (F.A.S. 770); thence Northerly along a line parallel

to said Easterly right of way line to a point 4 feet north of, as measured normally to, the Southerly right of way line of State Route 143; thence in a generally Southeasterly direction along a line 4 feet Northerly of, as measured normally to, the Southerly right of way line of said Route 143 (passing through the City of Edwardsville on N. Main Street, Vandalia Street and Marine Road) to a point 4 foot Northerly of, as measured normally to, said Southerly right of way line at a point 4 foot East of, as measured normally to, its intersection with the Northerly prolongation of the East right of way line of Staunton Road (S.A.R. 31); thence Southerly 4 feet, more or less, along a line 4 foot East of, as measured normally to, the Northerly prolongation of said East right of way line to the Point of Termination on said Southerly right of way line of said State Route 143 and containing 7.0 acres more or less.

Also, a tract of land being part of the South $\frac{1}{2}$ of Section 16, Township 4 North, Range 7 West of the Third Principal Meridian being part of a tract of land conveyed to Florist Mutual Insurance Company, in Madison County, Illinois being more particularly described as follows:

Beginning at the intersection of the Southern right of way line of State Highway 143 (variable width) (F.A.R. 6) and the Western right of way line of Merkel's Street (50' wide); thence along the Western right of way line of Merkel's Street and the extension thereof, South 00 degrees 19 minutes 23 seconds East a distance of 295.27 feet to a point; thence leaving said line, South 50 degrees 40 minutes 02 seconds West a distance of 334.04 feet to a point; thence South 89 degrees 54 minutes 05 seconds West a distance of 285.06 feet to a point on the proposed access easement known as Horticultural Lane (variable width); thence along said proposed access easement along a curve to the left having a radius of 155.00 feet, an arc length of 367.34 feet and a chord bearing and distance of North 79 degrees 09 minutes 02 seconds West, 287.21 feet; thence along a curve to the right having a radius of 120.00 feet, an arc length of 119.27 feet and a chord bearing and distance of South 61 degrees 25 minutes 44 seconds West, 114.42 feet to a point; thence continuing along said proposed access easement, South 89 degrees 54 minutes 05 seconds West a distance of 338.12 feet to a point; thence along a curve to the right having a radius of 32.00 feet, an arc length of 49.89 feet and a chord bearing and distance of North 45 degrees 26 minutes 18 seconds West, 44.99 feet to a point on the Eastern right of way line of Staunton Road (County Highway 21) (80' wide); thence along said Eastern right of way line North 00 degrees 46 minutes 41 seconds West a distance of 371.93 feet to a point on the Southern right of way line as dedicated per Deed Book 4426 Page 912; thence along the Southeast line of the dedication, North 38 degrees 03 minutes 01 seconds East a distance of 77.90 feet to a point on the Southern right of way line of State Highway 143 (variable width) F.A.R. 6); thence along said right of way line North 76 degrees 52 minutes 43 seconds East a distance of 94.91 feet to a point; thence continuing along said right of way, North 88 degrees 53 minutes 42 seconds East a distance of 1159.32 feet to the point of beginning containing 582,710 square feet or 13.377 acres more or less.

Addition 10

A tract of land in Fractional Sections 19 and 30 in Township 4 North, Range 8 West and Sections 24 and 25 in Township 4 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois, and being more particularly described as follows:

Beginning at the intersection of the North line of said Section 25 with the westerly right-of-way line of F.A.R. Route 310 (Illinois State Route 255), as originally established, and being also the east line of the original "Gateway Commerce Center Enterprise Zone", said point of intersection being 155 feet west of the highway centerline; thence South 87° 42' 37" East along said North section line, a distance of 495 feet, more or less, to its intersection with the Easterly right-of-way line of said highway as now exists; thence along last said Easterly line the following courses and distances; thence North 14 degrees 31 minutes 55 seconds East 493.04 feet; thence North 50 degrees 36 minutes 00 seconds East 49.67 feet; thence South 60 degrees 28 minutes 00 seconds East 548.45 feet; thence North 29 degrees 32 minutes 00 seconds East 205.00 feet; thence North 60 degrees 28 minutes 00 seconds West 548.45 feet; thence North 09 degrees 27 minutes 23 seconds West 128.66 feet; thence North 14 degrees 31 minutes 55 seconds East 72.60 feet to a point of curvature to the left- said curve having a radius of 620.00 feet; thence in a Northerly direction along last said curve an arc distance of 431.12 feet to a point of tangency; thence North 25 degrees 18 minutes 31

seconds West 702.72 feet to a point of curvature to the right, said curve having a radius of 710.00 feet; thence in a Northwesterly direction along last said curve an arc distance of 294.00 feet to a point of tangency; thence North 01 degrees 35 minutes 00 seconds West 390.62 feet to a point of curvature to the left, said curve having a radius of 10,346.96 feet; thence in a Northerly direction along last said curve an arc distance of 769.09 feet; thence departing last said curve North 17 degrees 28 minutes 59 seconds West 169.23 feet; thence North 07 degrees 25 minutes 42 seconds West 904.51 feet; thence North 05 degrees 10 minutes 26 seconds West 598.42 feet; thence North 01 degrees 43 minutes 49 seconds West 198.53 feet; thence North 00 degrees 17 minutes 10 seconds West 56.11 feet to the Southerly line of a tract of land formerly conveyed to Fred E. Allen by deed recorded in Book 312 Page 112 in the Madison County, Illinois, Recorder's records; thence along said Southerly line South 89 degrees 46 degrees 09 seconds East 1278.21 feet to the Northerly line of said Section 24; thence along said Northerly line South 86 degrees 26 minutes 54 seconds East 339.47 feet to the Northeast corner of said Section 24; thence along the Westerly line of Fractional Section 19; South 00 degrees 09 minutes 18 seconds West 210.29 feet to the centerline of a ditch; thence departing said Westerly line and along centerline of said ditch the following courses and distances; thence South 27 degrees 55 minutes 55 seconds East 211.10 feet; thence South 22 degrees 02 minutes 40 seconds East 477.10 feet to a point of curvature to the left; thence along said curve to the left having a radius of 208.00 feet to an arc distance of 183.22 feet to a point of tangency; thence South 72 degrees 30 minutes 50 seconds East 285.39 feet to a point of curvature to the right; thence along said curve to the right having a radius of 150.00 feet an arc distance of 185.38 feet to a point of tangency; thence South 01 degrees 42 minutes 08 seconds East 91.60 feet; thence departing said centerline of ditch North 88 degrees 38 minutes 45 seconds East 11.75 feet to the Northwesterly line of a tract of land formerly conveyed to James and Patricia Harmon by deed recorded in Deed Book 3322 page 614 of said records; thence along the Westerly line of said Harmon Tract and the Westerly line of a tract of land formerly conveyed to Lida Theis and to the State of Illinois the following courses and distances; thence South 00 degrees 49 minutes 20 seconds East 1360.84 feet; thence South 00 degrees 50 minutes 20 seconds East 1313.42 feet; thence along the Northerly line of the South one-half of the South one-half of above said Fractional Section 19 North 89 degrees 33 minutes 31 seconds East 2119.38 feet to the Northwesterly corner of a tract of land formerly conveyed to Thomas and Donna Haetzel by deed recorded in Deed Book 3023 Page 540 of the Madison County Records; thence along the Westerly line of said Haetzel Tract and the Westerly and Southerly line of a tract formerly conveyed to Brenda Ropac by deed recorded in Deed Book 3359 Page 1128 of said records the following courses and distances; thence South 00 degrees 50 minutes 23 seconds East 954.35 feet; thence North 89 degrees 27 minutes 32 seconds East 593.92 feet to the centerline of Sand Road 50 feet wide; thence along said centerline South 00 degrees 50 minutes 46 seconds East 239.54 feet to the Northeasterly earner of a tract of land formerly conveyed to Everett and Gladys Burgan by deed recorded in Deed Book 3093 Page 991 of said records; thence along the Northerly and Westerly lines of said Burgan tract the following courses and distances; thence South 89 degrees 27 minutes 06 seconds West 290.80 feet; thence South 00 degrees 50 minutes 46 seconds East 150.59 feet to the Southerly line of said Fractional Section 19; thence along said Southerly line South 89 degrees 21 minutes 19 seconds West 1040.82 feet to the Northeasterly corner of the Northwest one-quarter of above mentioned Fractional Section 30; thence along the Easterly line of said Northwest one-quarter South 00 degrees 51 minutes 52 seconds East 2698.99 feet to the Southerly line of said Northwest one-quarter; thence along said Southerly line North 89 degrees 08 minutes 13 seconds West 245.21 feet to the Easterly line of the County Ditch Drainage and Levee District right-of-way 75 feet wide, as field located in June, 1999; thence South 22 degrees 40 minutes 09 seconds East 1750 feet; more or less, to a point of curvature to the left; thence along said curve to the left having a radius of 912.50 feet an arc distance of 506.08 feet to a point of reverse curvature to right; thence along said curve to the right having a radius of 437.50 feet an arc distance of 270.37 feet to a point of tangency; thence South 19 degrees 02 minutes 17 seconds East 322.03 feet to the Northerly line of Chain of Rocks Road, Route 66 By-Pass as conveyed to the State of Illinois Department of Public Works, Division of Highways by deed recorded in Book 702 Page 368 of said records; thence along said Northerly line the following courses and distances; thence North 89 degrees 16 minutes 36 seconds West 1014.51 feet; thence North 89 degrees 18 minutes 36 seconds West 1871.07 feet to the Easterly right-of-way of F.A.P. Route 310/Illinois State Route 255; thence along said Easterly line the following courses and distances; thence North 49 degrees 13 minutes 00 seconds West 169.10 feet; thence South 89 degrees 30 minutes 28 seconds West 362.92 feet; thence North 00 degrees 12 minutes 19 seconds East 628.94 feet; thence North 89 degrees

37 minutes 39 seconds West 1024.05 feet; thence North 66 degrees 45 minutes 51 seconds West 223.89 feet; thence North 04 degrees 28 minutes 01 seconds West 716.75 feet; thence North 00 degrees 28 minutes 00 seconds West 280.00 feet; thence North 89 degrees 32 minutes 00 seconds East 245.00 feet; thence North 00 degrees 18 degrees 07 seconds West 1740.01 feet; thence South 89 degrees 32 minutes 00 seconds West 240.50 feet; thence North 00 degrees 28 minutes 00 seconds West 736.85 feet; thence North 03 degrees 32 minutes 00 seconds East 435.39 feet to a point of curvature to the right, said curve having a radius of 740.00 feet; thence along last said curve an arc distance of 142.05 feet to a point of tangency; thence North 14 degrees 31 minutes 55 seconds East, a distance of 441 feet, more or less to a point 8 feet South of, as measured normally to, the said North line of Section 25; thence North 87° 42' 37" West, 8 feet South of and parallel to said North section line, a distance of 495 feet, more or less, to the said West right-of-way line of said F.A.P. Route 310 (Illinois State Route 25); thence Northwesterly along said West right-of-way line, being also the Easterly line of the original Gateway Commerce Center Enterprise Zone, a distance of 8 feet, more or less, to the Point of Beginning. Containing 31,996,057 square feet or 734.53 acres, more or less.

Addition 11

A tract of land in the West Half of Section 35 in Township 4 North, Range 9 West of the Third Principal Meridian, Village of Pontoon Beach, Madison County, Illinois described as follows:

Beginning at the Northwest corner of Lot 1 in "270 Commercial Park" as the same is shown in Plat Cabinet 63 at Page 240 in the Madison County, Illinois, Recorder's records said Northwest corner being also the Northwest corner of a 70,000 square foot parcel described in "Addition 3" to the original Gateway Commerce Center Enterprise Zone, thence North 01° 37' 28" East along the West line of Lot 4 in "270 Commercial Park – 1st Addition" as the same is shown in Plat Cabinet 65 at Page 191 in said Recorder's records, a distance of 26.46 feet to the Southeast corner of Lot 3 in said "270 Commercial Park – 1st Addition"; thence North 88° 22' 32" West along the South line of said Lot 3, a distance of 246.95 feet to the East right-of-way line of 270 Commercial Parkway; thence North 01° 37' 28" East along said East right-of-way line, a distance of 267.61 feet to the beginning of a curve to the right having a radius of 18.00 feet and a chord 14.60 feet in length bearing North 25° 33' 24" East; thence Northeasterly along said curve, an arc distance of 15.04 feet to the beginning of a curve to the left having a radius of 61.00 feet and a chord 19.51 feet in length bearing North 40° 17' 09" East; thence Northeasterly along said curve, an arc distance of 19.60 feet to the Northwesterly corner of said Lot 4; thence South 88° 22' 32" East along the North line of said Lot 4, a distance of 639.42 feet, more or less, to its intersection with a line running parallel with and 8.00 foot Westerly, as measured normally to, the West right-of-way line of Illinois Route 111; thence Southwesterly along said parallel line being on a curve to the left having a radius of 4,175.66 feet, an arc distance of 342.35 feet to the South line of said Lot 4 being also the North line of said 70,000 square foot parcel; thence North 88° 22' 32" West along the South line of said Lot 4 and North line of said 70,000 square foot parcel, a distance of 296.39 feet, more or less, to the Point of Beginning. Containing 186,223 square feet or 4.28 acres, more or less.

Addition 12

A tract of land in part of Section 35 in Township 4 North, Range 9 West and Sections 2, 11 and 14 in Township 3 North, Range 9 West of the Third Principal Meridian, Madison County, Illinois, and being more particularly described as follows:

Beginning at the intersection of the South line of said Section 35 in Township 4 North, Range 9 West with the easterly right-of-way line of Illinois Route 111, and being also the southwest corner of "Addition 6" of the "Gateway Commerce Center Enterprise Zone"; thence southerly along the east right-of-way line of Illinois Route 111 through Section 2, 11 and 14 in Township 3 North, Range 9 West to the intersection with the west line of the southwest quarter of the southeast quarter of Section 14 in Township 3 North, Range 9 West; thence north along said quarter, quarter line to the south right-of-way of the Illinois Terminal Railroad; thence southeasterly along said right-of-way to the east line of the southwest quarter of

the southeast quarter of said Section 14; thence south along said line to the south line of said Section 14; thence west along said line to the intersection with the east right-of-way of Illinois Route 111; thence northerly along said right-of-way to a point that is 8 feet south of the intersection with the west line of the southwest quarter of the southeast quarter of said Section 14; thence west 8 feet to a point; thence northerly along a line that is parallel and 8 feet west of the east right-of-way line of Illinois Route 111, through Sections 14, 11 and 2 in Township 3 North, Range 9 West to the intersection with the south line of Section 35 in Township 4 North, Range 9 West; thence north 8 feet to a point; thence east 8 feet to the east right-of-way of Illinois Route 111; thence south 8 feet along said right-of-way to the Point of Beginning. Containing 995,528 square feet or 22.85 acres, more or less.

Addition 13

A tract of land being part of a larger tract as conveyed to Florist Mutual Insurance Company by instrument recorded in Book 4382, page 2299 of the Madison County records, and including an 8 foot strip of land connecting this tract to the existing Enterprise Zone boundary located in the Northeast Quarter of the Southwest Quarter of Section 16, Township 4 North, Range 7 West, of the Third Principal Meridian, being more particularly described as follows:

Commencing at a found brass plug at the Northwest corner of the Southwest Quarter of above said Section 16; thence South 00 degrees 10 minutes 45 seconds East along the West line of the above said Southwest Quarter, 1339.76 feet to a found iron pipe; thence departing last said West line North 88 degrees 45 minutes 13 seconds East 1410.58 feet to a point on the East ROW line of Staunton Road (County Highway 21), 80 feet wide, said point also being the POINT OF BEGINNING of the herein described tract; thence along said ROW line North 00 degrees 46 minutes 41 seconds West along last said Easterly line 730.31 feet to a point; thence continuing North along said ROW line approximately 82 feet to the intersection with the existing Enterprise Zone boundary; thence Southeasterly along said existing Enterprise Zone boundary 8 feet; thence South 00 degrees to the intersection with the North line of a 50 foot wide roadway know as Horticultural Lane; thence Northeasterly along said roadway curvature to the right having a radius of 32.00 feet to a point; thence continuing along said Horticultural Lane North 89 degrees 54 minutes 05 seconds East, 336.65 feet to a point of curvature to the right having a radius of 120.01 feet; along said curve with an arc length of 119.27 feet and a chord which bears South 61 degrees 37 minutes 44 seconds East, 114.42 feet to the point of reverse curvature to the left having a radius of 155.00; along said curve with an arc length of 15.78 feet and a chord which bears South 36 degrees 04 minutes 21 seconds East, 15.77 feet; thence South 51 degrees 00 minutes 39 seconds West, 161.40 feet; thence South 00 degrees 46 minutes 41 seconds East, 587.00 feet to the South line of above said Florists Mutual Insurance Company Tract; thence along said South line, South 88 degrees 45 minutes 13 seconds West, 351.25 feet to the Point of Beginning containing 279,224 square feet or 6.41 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on February 9, 2016.

Addition 14

Lot 1002 in Timberlake Square Subdivision, recorded in Plat Book 60, Page 44 conveyed to Pravin Patel by instrument recorded in document 2007R28132 of the Madison County records, located in the Southwest Quarter of Section 35, Township 4 North, Range 9 West, of the Third Principal Meridian, being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 1002 in Timberlake Square Subdivision and the North line of Timberlake Drive located in the Southwest Quarter of Section 35, Township 4 North, Range 9 West, said point is also the Southeast corner of lot 1003 in said subdivision; thence North 202.00 feet along the West line of said Lot to the Northeast corner of said Lot 1003; thence West 301.38 feet along the North line of said Lot 1003 and the South line of said Lot 1002 to the Northwest corner of said Lot 1003; then North 239.10 feet to the Northwest corner of said Lot 1002; thence East 604.95 feet along the North line of said lot to the Northeast corner thereof; thence South 211.79 feet along a 4,167.66 radius curve and the East line of said Lot 1002 to a point; thence South 25.16 feet

along said East line of said Lot 1002 to a point, said point is 8 feet North of the South line of said Lot 1002 and also on the West ROW line of Illinois Route 111; thence East 150 feet across Illinois Route 111 to the intersection with the existing Gateway Commerce Center Enterprise Zone boundary, said intersection is also the East ROW line of said road; thence South 8 feet along the East ROW line and Gateway Commerce Center Enterprise Zone boundary to a point; thence West 150 feet across said roadway to the Southeast corner of said Lot 1002, said point also the Northeast corner of Lot 1001 in said Subdivision; thence West 268.62 feet along the South line of said Lot 1002 and the North line of said Lot 1001 to the Northwest corner of said Lot 1001; thence South 202.00 feet along the West line of said Lot 1001 and East line of said Lot 1002 to the intersection with the North ROW line of Timberlake Drive, said point also the Southwest corner of said Lot 1001; thence West 30 feet to the Point of Beginning containing 152,723 square feet or 3.51 acres more or less to the Northwest corner of said Lot 1001; thence South 202.00 feet along the West line of said Lot 1001 and East line of said Lot 1002 to the intersection with the North ROW line of Timberlake Drive, said point also the Southwest corner of said Lot 1001; thence West 30 feet to the Point of Beginning containing 152,723 square feet or 3.51 acres more or less.

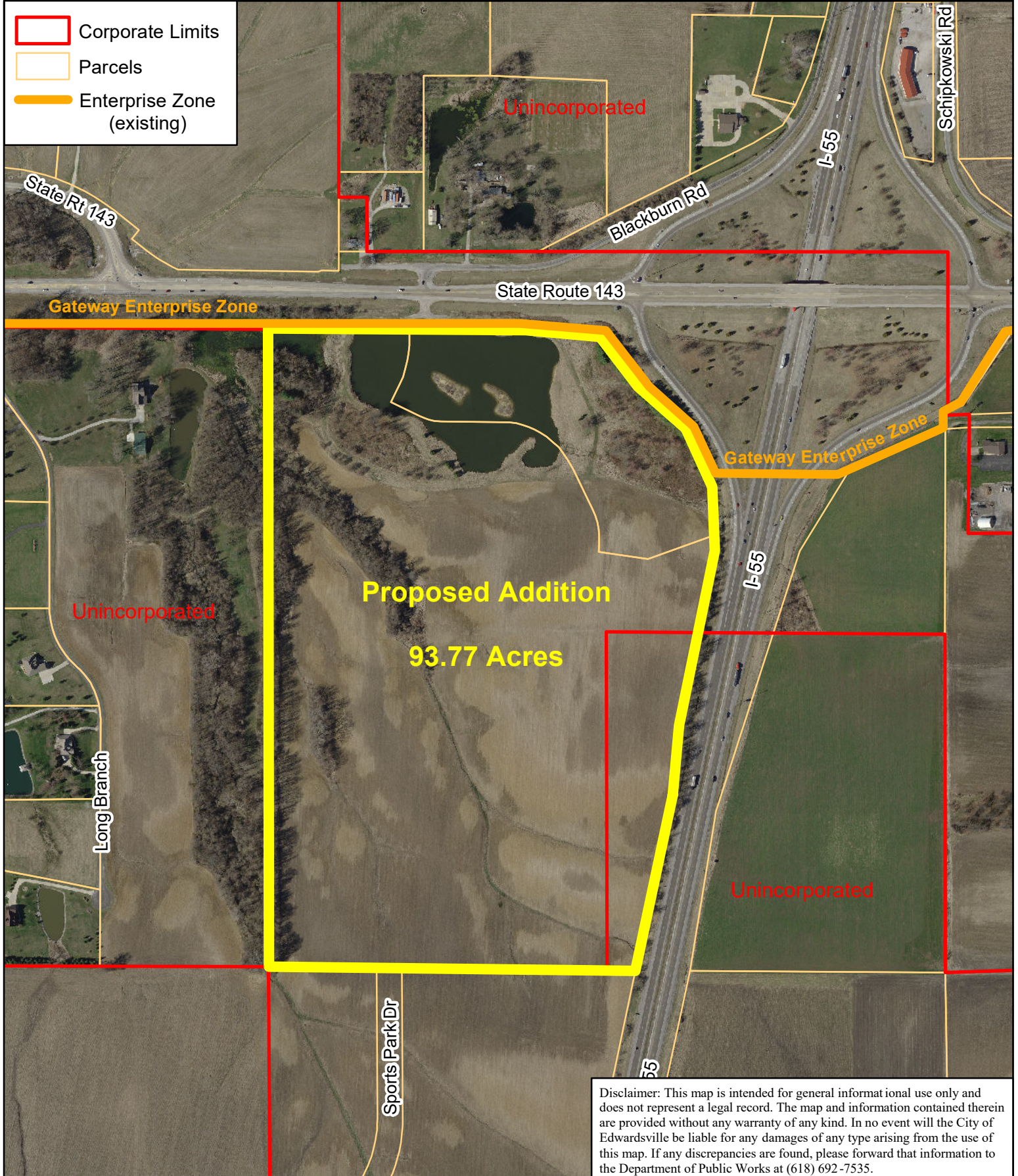
Addition 15

Part of the Southeast Quarter of Section 17, Township 4 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Commencing at the Center of Section 17, Township 4 North Range 7 West of the Third Principal Meridian; thence South 00 Degrees 04 Minutes 59 Seconds East 151.86 feet to the Southerly line of right of way acquired by the State of Illinois Department of Transportation under order entered May 12, 1972 in condemnation proceedings filed in the Circuit Court of Madison County, Illinois, Case NO. 72-H-7, as shown in Road Record Book 11 on Pages 34, 35 and 37 in the Recorder's Office of Madison County and the Point of Beginning; thence along said right of way for the following Ten (10) Courses and Distances; 1) South 89 Degrees 24 Minutes 27 Seconds East, 1017.21 feet; 2) South 84 Degrees 44 Minutes 39 Seconds East, 301.04 feet; 3) South 37 Degrees 47 Minutes 53 Seconds East, 242.07 feet; 4) South 47 Degrees 57 Minutes 28 Seconds East, 257.24 feet; 5) South 24 Degrees 54 Minutes 55 Seconds East, 250.00 feet; 6) South 01 Degree 32 Minutes 28 Seconds East, 257.10 feet; 7) South 11 Degrees 08 Minutes 10 Seconds West, 335.28 feet to the North Line of the Southeast Quarter of said Southeast Quarter; 8) South 11 Degrees 08 Minutes 10 Seconds West, 364.80 feet; 9) South 06 Degrees 14 Minutes 39 Seconds West, 301.50 feet; 10) South 11 Degrees 57 Minutes 17 Seconds West, 691.68 feet to the south line of the Southeast Quarter of said Section 17; thence North 89 Degrees 22 Minutes 17 Seconds West, along said South line, 1,453.70 feet to the West line of the Southeast Quarter of said Section 17; thence North 00 Degrees 04 Minutes 59 Seconds West, along said West line, 2,532.71 feet to the aforementioned Southerly right of way line and the Point of Beginning, Containing 4,084,878 square feet or 93.77 acres, more or less.

Gateway Enterprise Zone Addition

- Corporate Limits
- Parcels
- Enterprise Zone (existing)



**RESOLUTION POSTPONING LATE FEES FOR ANNUAL RENEWAL OF FOOD PERMITS
WITH EXPIRATION DATES PRIOR TO OCTOBER 1, 2021 PURSUANT TO CHAPTER 55
MADISON COUNTY FOOD SANITATION ORDINANCE**

WHEREAS, in response to the COVID-19 Pandemic, the State of Illinois declared all counties in the State a disaster area by Executive Order of the Governor, and an Illinois disaster declaration was approved by the President of the United States; and

WHEREAS, prior to Phase 5 implementation on June 11, 2021, the Illinois Department of Public Health had recommended Illinois residents avoid and/or limited group dining in public settings, such as in bars and restaurants, as effective mitigation measures to prevent transmission of COVID-19; resulting in revenue losses for annual food permit holders; and

WHEREAS, permit fees for the annual renewal of permits are due fifteen (15) days prior to the permit expiration date, and persons failing to submit the appropriate fee and renewal application by the renewal due date is assessed a late payment penalty fee of \$75.00 for each month lapsed in addition to the appropriate permit fee;

NOW, THEREFORE IT BE RESOLVED, by the Madison County Board of Health that the late fees be waived for annual renewal of food permits with expiration dates prior to October 1, 2021. Failure to pay the permit renewal fee by September 30, 2021 will result in full application of penalties pursuant to the Chapter 55 Madison County Food Sanitation Ordinance. This Resolution does not waive late fees for permits expiring after October 1, 2021.

Respectfully submitted,

s/ Michael Babcock
Michael Babcock, Chair

s/ Jack Minner
Jack Minner

s/ Michael Walters
Michael Walters

s/ Chris Guy
Chris Guy

s/ Victor Valentine, Jr
Victor Valentine, Jr.

Aaron Messner

s/ Terry Eaker
Terry Eaker

Valerie Doucleff
HEALTH DEPARTMENT COMMITTEE

**RESOLUTION TO PURCHASE MAINTENANCE RENEWAL FOR THE MADISON COUNTY
STARCOM 21 RADIO SYSTEM AND DISPATCH CENTER FOR THE
MADISON COUNTY SHERIFF'S OFFICE**

Mr. Chairman and Members of the County Board:

WHEREAS, the Madison County Sheriff's Office wishes to purchase a one (1) year maintenance contract renewal (6/1/2021 – 5/31/2022) for Madison County Starcom21 Radio System and Dispatch Center; and,

WHEREAS, this maintenance contract renewal is available for purchase from Motorola-STARCOM 21 Network.; and,

Motorola – STARCOM 21 Network 13108 Collections Center Drive Chicago, IL 60693	\$68,076.00
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WHEREAS, it is the recommendation of the Sheriff's Office for purchase of said maintenance contract renewal from Motorola-STARCOM 21 Network of Chicago, IL; and,

WHEREAS, the total price for these contract will be Sixty-eight thousand seventy-six dollars (\$68,076.00); and,

WHEREAS, total cost of this expenditure will be paid with FY 2021 funds as follows: \$34,038.00 Sheriff Admin. funds, \$9,530.64 Godfrey funds, \$17,019.00 Jail funds and \$7,488.36 Court Security funds; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County, Illinois, that this purchase is approved and that the County Board Chairman be authorized to enter into and execute a contract with Motorola-STARCOM 21 of Chicago, IL for the aforementioned maintenance contract renewal.

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
JULY 2, 2021**

s/ Gussie Glasper
Gussie Glasper

s/ Judy Kuhn
Judy Kuhn

s/ Stacey Pace
Stacey Pace

Bobby Ross

Nick Petrillo

Heather Mueller-Jones
**PUBLIC SAFETY COMMITTEE
JULY 12, 2021**

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Eric Foster
Eric Foster

s/ Gussie Glasper
Gussie Glasper

s/ Jamie Goggin
Jamie Goggin

s/ Erica Harriss
Erica Harriss

s/ Ryan Kneedler
Ryan Kneedler

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

**A RESOLUTION TO AMEND THE MADISON COUNTY PERSONNEL POLICY FOR
MADISON COUNTY PERSONNEL POLICY HANDBOOK**

Mr. Chairman and Members of the County Board:

WHEREAS, the Madison County Board recognizes the need to review and update periodically and incorporate changes in laws and business practices to the Madison County Personnel Policy Handbook adopted by the County Board in 2015; and,

WHEREAS, revisions and additions for the Madison County Personnel Policy Handbook will be available to all employees on the Madison County Intranet and Madison County Human Resources website: and

WHEREAS, revisions to the Madison County Personnel Policy Handbook are recommended by Personnel and Labor Relations Committee; and,

WHEREAS, a copy of the proposed revisions for the Madison County Personnel Policy Handbook is on file in the offices of the County Board and County Clerk.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County Illinois, that the Madison County Personnel Policy Handbook revisions, dated July 13, 2021 are hereby adopted. All previous handbooks, policies and procedures which address the matters herein are hereby replaced with these proposed revisions, to the extent there is a conflict.

Respectfully submitted,

Erica Harriss

Robert Pollard

Dalton Gray

Chris Guy

John "Eric" Foster

Victor Valentine, Jr.

Denise Wiehardt

**PERSONNEL & LABOR RELATIONS COMMITTEE
JULY 21, 2021**

**RESOLUTION TO RENEW THE ANNUAL NEW WORLD CAD MAINTENANCE CONTRACT
FOR MADISON COUNTY 911 EMERGENCY TELEPHONE SYSTEM BOARD**

Mr. Chairman and Members of the County Board:

WHEREAS, the Madison County 911 Emergency Telephone System Board wishes to renew the annual New World CAD maintenance contract (12/1/2020 – 11/30/2021); and,

WHEREAS, this maintenance contract renewal is available from Tyler Technologies, Inc.; and,

Tyler Technologies, Inc.
PO Box 203556
Dallas, TX 75320

\$174,430.36

WHEREAS, it is the recommendation of the Madison County 911 Emergency Telephone System Board for purchase of said maintenance contract renewal from Tyler Technologies, Inc. of Dallas, TX: and,

WHEREAS, the total price for this maintenance contract renewal will be One hundred seventy-four thousand four hundred thirty dollars and thirty-six cents (\$174,430.36); and,

WHEREAS, this maintenance contract renewal will be paid using: FY 2021 Madison County 911 Emergency Telephone System Board Funds; and

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 maintenance contract renewal with Tyler Technologies, Inc. of Dallas, TX.

Respectfully submitted by,

s/ Gussie Glasper
Gussie Glasper

s/ Joe Petrokovich
Joe Petrokovich

s/ Judy Kuhn
Judy Kuhn

s/ Scott Prange
Scott Prange

s/ Stacey Pace
Stacey Pace

s/ Eller Duff
Eller Duff

Bobby Ross

Dan Gonzalez

Nick Petrillo

s/ Tom McRae
Tom McRae

Heather Mueller-Jones

s/ Ralph Well
Ralph Well

s/ Kurt Prenzler
Kurt Prenzler

**EMERGENCY TELEPHONE SYSTEM BOARD
JUNE 23, 2021**

**PUBLIC SAFETY COMMITTEE
JULY 12, 2021**

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Eric Foster
Eric Foster

s/ Gussie Glasper
Gussie Glasper

s/ Jamie Goggin
Jamie Goggin

s/ Erica Harriss
Erica Harriss

s/ Ryan Kneedler
Ryan Kneedler

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

RESOLUTION

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

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

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

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

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

ADOPTED by roll call vote this 21st day of July, 2021.

ATTEST:

County Clerk

County Board Chairman

Submitted by,

s/ Heather Mueller-Jones

s/ Denise Wiehardt

s/ Terry Eaker

s/ Valerie Doucleff

REAL ESTATE TAX CYCLE COMMITTEE

JULY 7, 2021

06/23/2021

Madison County Monthly Resolution List - July 2021

Page 1 of 1

RES#	Account	Type	Account Name	Parcel#	Total Collected	County Clerk	Auctioneer	Recorder/ Sec of State	Agent	Misc/ Overpmt	Treasurer
07-21-001	1220155	SAL	KEISHAMATA L. STRONG	21-2-19-24-19-405-020.	810.00	0.00	0.00	60.00	450.00	0.00	300.00
07-21-002	1220172	SAL	WALTER BURSEY	21-2-19-25-07-206-006.	810.00	0.00	0.00	60.00	450.00	0.00	300.00
07-21-003	1217001E	RENT	PLAINS MARKETING L.P.	05-1-31-14-00-000-002.	25.90	0.00	0.00	0.00	12.95	0.00	12.95
07-21-004	1220156	SAL	KEISHAMATA L. STRONG	21-2-19-24-19-405-020.001	810.00	0.00	0.00	60.00	450.00	0.00	300.00
07-21-005	1220168	SAL	YASMIN S.L. NEWSOME	21-2-19-25-07-205-019.	810.00	0.00	0.00	60.00	450.00	0.00	300.00
07-21-006	1220332	SAL	JIM POE, JR.	22-2-19-13-14-304-024.	810.00	0.00	0.00	60.00	450.00	0.00	300.00
07-21-007	1220173	SAL	ANDUJAR STANLEY	21-2-19-25-07-207-011.	810.00	0.00	0.00	60.00	450.00	0.00	300.00
07-21-008	1220661	SAL	MIKO DANNEELS	23-2-08-06-18-303-004.	810.00	0.00	0.00	60.00	450.00	0.00	300.00
07-21-009	2016-01322	DEF-SUR	TIFFANY EDWARDS	21-2-19-35-11-203-013.	1,377.00	0.00	0.00	0.00	384.22	0.00	992.78
07-21-010	2016-01807	SUR	FELICIA LEWIS	23-2-07-01-16-405-023.	1,488.42	117.00	0.00	0.00	564.40	0.00	807.02
07-21-011	2016-90123	DEF-SUR	STACEY R DELP	24-300-02499	350.00	0.00	0.00	0.00	204.01	0.00	145.99

Totals

\$8,911.32

\$117.00

\$0.00

\$420.00

\$4,315.58

\$0.00

\$4,058.74

Clerk Fees

\$117.00

Recorder/Sec of State Fees

\$420.00

Total to County

\$4,595.74

Committee Members

**RESOLUTION PROVIDING FOR THE PARTICIPATION IN COMPREHENSIVE
TRANSPORTATION PLANNING UNDER THE EAST-WEST GATEWAY
COORDINATING COUNCIL SECTION
21-00120-00-ES**

Mr. Chairman and Members of the Madison County Board

Ladies and Gentlemen:

WHEREAS, the County of Madison is interested and desirous of participating in transportation planning in the St. Louis Metropolitan Area of which the County is an integral part; and

WHEREAS, the East-West Gateway Coordinating Council has been organized and is accepted by Local, Federal and State agencies as an organization responsible for coordinating transportation planning in the St. Louis Metropolitan Area; and

WHEREAS, the East-West Gateway Coordinating Council is presently engaged in continuing comprehensive transportation planning process in St. Louis Metropolitan Area in accordance with the 1962 Federal Highway Act; and

WHEREAS, the Section 5-701.6 of the Illinois Highway Code permits the use of Motor Fuel Tax Funds allotted to the Counties for investigations as that to be undertaken under the auspices of the East-West Gateway Coordinating Council.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County, Illinois that there is hereby approved the sum of \$33,660.25 of Motor Fuel Tax Funds for the payment to be made to the East-West Gateway Coordinating Council as the County's share in the cost as specified above for calendar year 2021.

BE IT FURTHER RESOLVED that the proposed study shall be designated as Section 21-00120-00-ES.

BE IT FURTHER RESOLVED that the Clerk shall immediately transmit three (3) certified copies of this Resolution to the District Engineer Division of Highways, Department of Transportation, at Collinsville, Illinois.

BE IT FURTHER RESOLVED that the County Clerk is hereby directed to issue a voucher to East-West Gateway Coordinating Council in the amount of \$33,660.25 from the County Motor Fuel Tax Funds.

All of which is respectfully submitted,

s/ Bill Meyer
William Meyer

s/ Chris Hankins
Chris Hankins

s/ Mick Madison
Mick Madison

s/ Mike Walters
Mike Walters

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

s/ Bobby Ross
Bobby Ross

Judy Kuhn

s/ Ryan Kneedler
Ryan Kneedler

Matt King

TRANSPORTATION COMMITTEE