

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

AMENDED

**AGENDA
MADISON COUNTY BOARD
AUGUST 17, 2022
5:00 P.M.**

To the members of the Madison County Board:

The following is the Agenda for the County Board Meeting on Wednesday, August 17, 2022, 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. Discussion and Election of Chairperson Pro Tem
6. Discussion and Election of Vice Chairperson Pro Tem
7. Discussion and Approval of Chair of the Executive Committee by Pro Tem

A. APPOINTMENTS:

1. Superintendent of Special Services Area #1
 - a. Brian Nottrott is recommended for appointment as the Superintendent of Special Services Area #1

B. BUILDING AND ZONING COMMITTEE:

1. Zoning Resolution Z22-0043
2. Zoning Resolution Z22-0045
3. Zoning Resolution Z22-0048
4. Zoning Resolution Z22-0049
5. Zoning Resolution Z22-0050
6. Zoning Resolution Z22-0051
7. Zoning Resolution Z22-0052

C. FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Claims and Transfers Report
2. FY 2022 Immediate Emergency Appropriation – State’s Attorney – Admin.
3. FY 2022 Immediate Emergency Appropriation – Circuit Court – 2023 SRL – Orders of Protection Grant
4. FY 2022 Immediate Emergency Appropriation – Circuit Court – 2023 SRL – Foreclosure Mediation Grant
5. FY 2022 Immediate Emergency Appropriation – Child Advocacy Center – 2023 VOCA
6. Property Trustee Report

D. GRANTS COMMITTEE:

1. Amended Resolution Authorizing the Submission of the 2023 Emergency Solutions Grant Application for the County of Madison, Illinois

E. GRANTS COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution Authorizing a One Year Contract Between Madison County and the Leadership Council of Southwestern Illinois

F. JUDICIARY COMMITTEE:

1. Resolution Concerning Compensation for the Madison County Public Defender

G. JUDICIARY COMMITTEE & FINANCE AND GOVERNMENT OPERATIONS COMMITTEE:

1. Resolution to Purchase Prosecutor by Karpel Case Management System for the Madison County State's Attorney Office

H. JUDICIARY COMMITTEE & PUBLIC SAFETY COMMITTEE & FINANCE 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

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

1. Resolution to Approve Reimbursement to PSAPs for 911 Call for Madison County 911 Emergency Telephone System Board

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

1. Resolution to Renew Five (5) Year Wireless Service for Seventy-Eight (78) Omnisite Cellular Monitors for Madison County Special Service Area #1
2. Resolution to Purchase a Freightliner 114SD Truck with Titan Combination Jet/Vacuum Sewer Cleaner for the Madison County Special Service Area #1

K. TRANSPORTATION COMMITTEE:

1. Resolution Providing for the Participation in Comprehensive Transportation Planning Under the East-West Gateway Coordinating Council Section 22-00120-00-ES
2. Agreement for Professional Services – Property Valuations, Lars Hoffman Crossing Extension and Airport Road Extension, Section 20-00186-00-RP, Madison County, Illinois

L. UNFINISHED BUSINESS:

M. NEW BUSINESS:

N. ADJOURN:

**A RESOLUTION CONCERNING THE APPOINTMENT OF BRIAN NOTTROTT AS
SUPERINTENDENT OF SPECIAL SERVICES AREA #1**

WHEREAS, in accordance with the adopted Personnel Policies for County Board Appointed Officials and Department Heads, the following is recommended.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County, Illinois that the Board employ Brian Nottrott as Superintendent of Special Services Area #1.

BE IT FURTHER RESOLVED that said employment shall be effective August 17, 2022, and shall continue at the pleasure of the County Board of Madison County, Illinois, in accordance with the Madison County Code of Ordinances, Chapter 30, paragraph 30.04, the personnel policies of the county, and the stated for the appointed position.

BE IT FURTHER RESOLVED that Brian Nottrott shall receive a salary of One Hundred thousand dollars and zero cents (\$100,000.00) per annum, to be paid in twenty-six (26) equal installments on the regularly scheduled County paydays and that said Appointed Official shall receive the benefits indicated in the adopted Personnel Policies for County Board Appointed Officials and Department Heads.

BE IT FURTHER RESOLVED that the definition and duties for the position of Superintendent of Special Services Area #1 are as outlined in the position description, approved by the Sewer Facilities Committee and on file in the Human Resources Department.

BE IT FURTHER RESOLVED that the above-named Department Head shall indicate his/her acceptance of this appointment with all of the above-stated conditions, by signing this Resolution prior to its becoming effective.

Adopted this 17th day of August 2022.

County Administrator

Department Head Acceptance

Pro-Tem

RESOLUTION – Z22-0043

WHEREAS, on the 26th day of July 2022, a public hearing was held to consider the petition of Blake Tourville, owner of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (b) of the Madison County Zoning Ordinance in order to construct an accessory structure that would be 4 feet from the south property line instead of the required 15 feet. This is located in an “A” Agricultural District in Moro Township at 8702 N State Route 159, Dorsey, Illinois, County Board District #5, PIN# 16-1-03-15-00-000-006; 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 Blake Tourville 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

Ryan Kneedler

Bill Meyer

s/ Nick Petrillo
Nick Petrillo

s/ Robert Pollard
Robert Pollard

s/ Bobby Ross
Bobby Ross

Victor Valentine

**BUILDING & ZONING COMMITTEE
AUGUST 4, 2022**

Finding of Fact and Recommendations

Hearing Z22-0043

Petition of Blake Tourville, owner of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (b) of the Madison County Zoning Ordinance in order to construct an accessory building that would be 4 feet from the south property line instead of the required 15 feet. This is located in an “A” Agricultural District in Moro Township at **8702 North State Route 159, Dorsey, Illinois**, County Board District #5, PIN# 16-1-03-15-00-000-006

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

Members Absent: Sharon Sherrill

A **motion** was made by George Ellis and **seconded** by Thomas Ambrose that the petition of Blake Tourville be as follows: **Approved.**

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Blake Tourville, applicant, stated that he is wanting to build a garage 4 feet off the property line instead of 15, to make it convenient for him to be able to get in and out of his property with his camper, boat, and car hauler. He stated that he is asking permission to build this garage to store some old classic cars in. Mr. Tourville said he obtained permission from one neighbor, and also obtained permission from the other neighbor who has since passed away, so he has permission from the daughter. He stated that his house is ¼ mile from 159, and that nobody will ever be able to see the garage he is wanting to build. He explained that if he were to put the garage 15 feet from the property line, it would sit in the middle of his yard, and he wouldn't have a way to get in and out with anything, due to the angle you get when you come down the driveway. Mr. Tourville mentioned that he had an old barn that was destroyed by a tornado in December. He stated that he is trying to build this new building so he can store his hotrods in a new safer building that will be on security cameras, instead of way back in the woods; **VI.** Mary Goode, ZBA Member, asked Mr. Tourville if he had the property surveyed. Mr. Tourville said yes, they had it surveyed last week, and the property lines are all where they thought they were; **VII.** Nicholas Cohan, ZBA Member, asked Mr. Tourville how long he has lived on the property. Mr. Tourville replied that he has lived there 23 years; **VIII.** Cedric Irby, ZBA Member, asked Mr. Tourville if he is getting this building from a professional company. Mr. Tourville said yes; **IX.** Noelle Maxey, Zoning Coordinator, read aloud the following letter of support that was submitted for the record via email: “In regards to the petition of Blake Tourville requesting a variance to construct an accessory building on his property, we have no objection. We would rather for our neighbor to be able to shelter his stuff than to leave it out in the opening. Which would be an eyesore, in our opinion. Sincerely, James & Shirley Bentley.”

Roll-call vote.

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

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: Z22-0043

Meeting Date: July 26, 2022

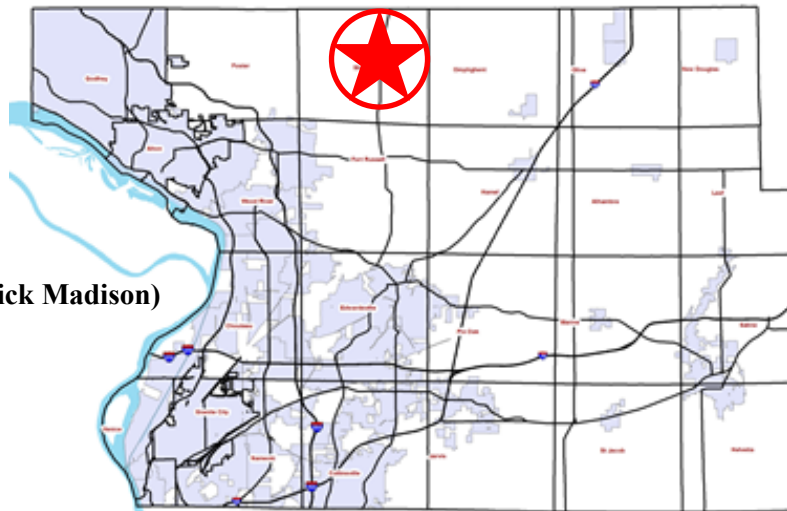
From: Noelle Maxey
Zoning Coordinator

Location: 8702 N State Route 159
Dorsey, Illinois
County Board District #5 (Mick Madison)
PIN: 16-1-03-15-00-000-006

Zoning Request: Variance

Description: Accessory Structure Setback

Attachments: Attachment “A” – Letter of Support from Neighbor



Proposal Summary

The applicant is Blake Tourville, owner of record. The subject property is zoned “A” Agricultural District and is located in Moro Township at 8702 N State Route 159, Dorsey, County Board District #5. The applicant is requesting a variance as per §93.051, Section A, Item 3, Subsection (b) of the Madison County Zoning Ordinance in order to construct an accessory building that would be 4 feet from the south property line instead of the required 15 feet. In order for the applicant to be issued a building permit to construct the accessory structure, the subject variance must be reviewed and approved by the Zoning Board of Appeals (ZBA) as per §93.176, Section A, Item 1 of the Madison County Zoning Ordinance.

Planning & Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Single-Family Dwelling	“A” Agricultural
South	Single-Family Dwelling/Row Crops	“A” Agricultural
East	Timber	“A” Agricultural
West	Concrete Business	“M-2” General Manufacturing

- *Zoning History* – There have been no other zoning requests on the subject property in the past, and there are no outstanding violations on the property.
- *Variance for Accessory Building Setback* – The applicant is requesting to build a new accessory structure that would be 4 feet from the south property line instead of the required 15 feet. The property owners to the north provided staff with a letter of support for the variance, which can be found in Attachment “A” on page 7. See page 4 for site photos and page 5 for the site plan with the proposed building location.

Staff Review

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

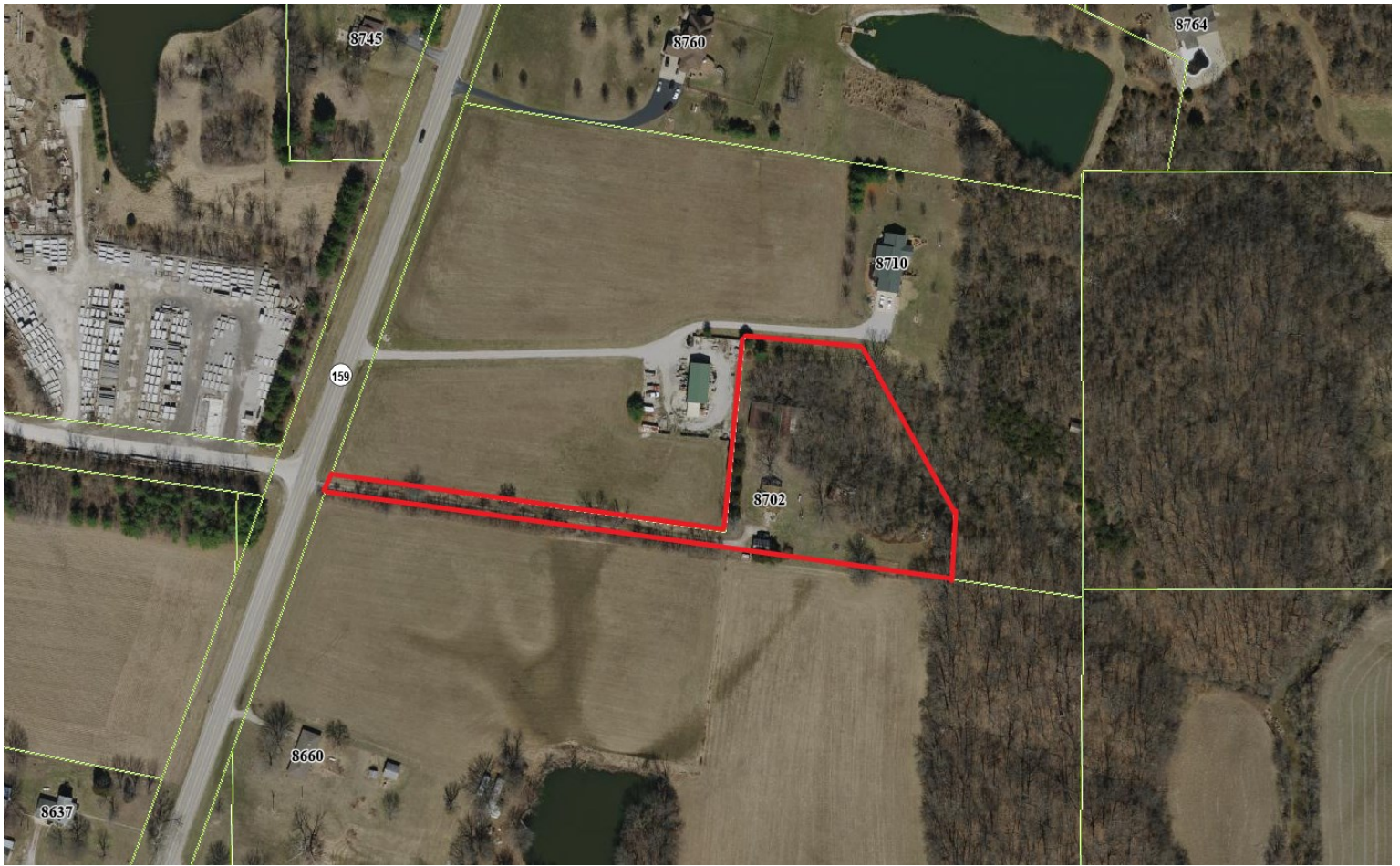
1. In the past 15 years, there have been 29 variance requests for the setback of an accessory structure. Only one 1 was denied.
2. The below Standards of Review for Variances should be taken into consideration for this request. The ZBA has the authority to add conditions of approval to the variance request 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

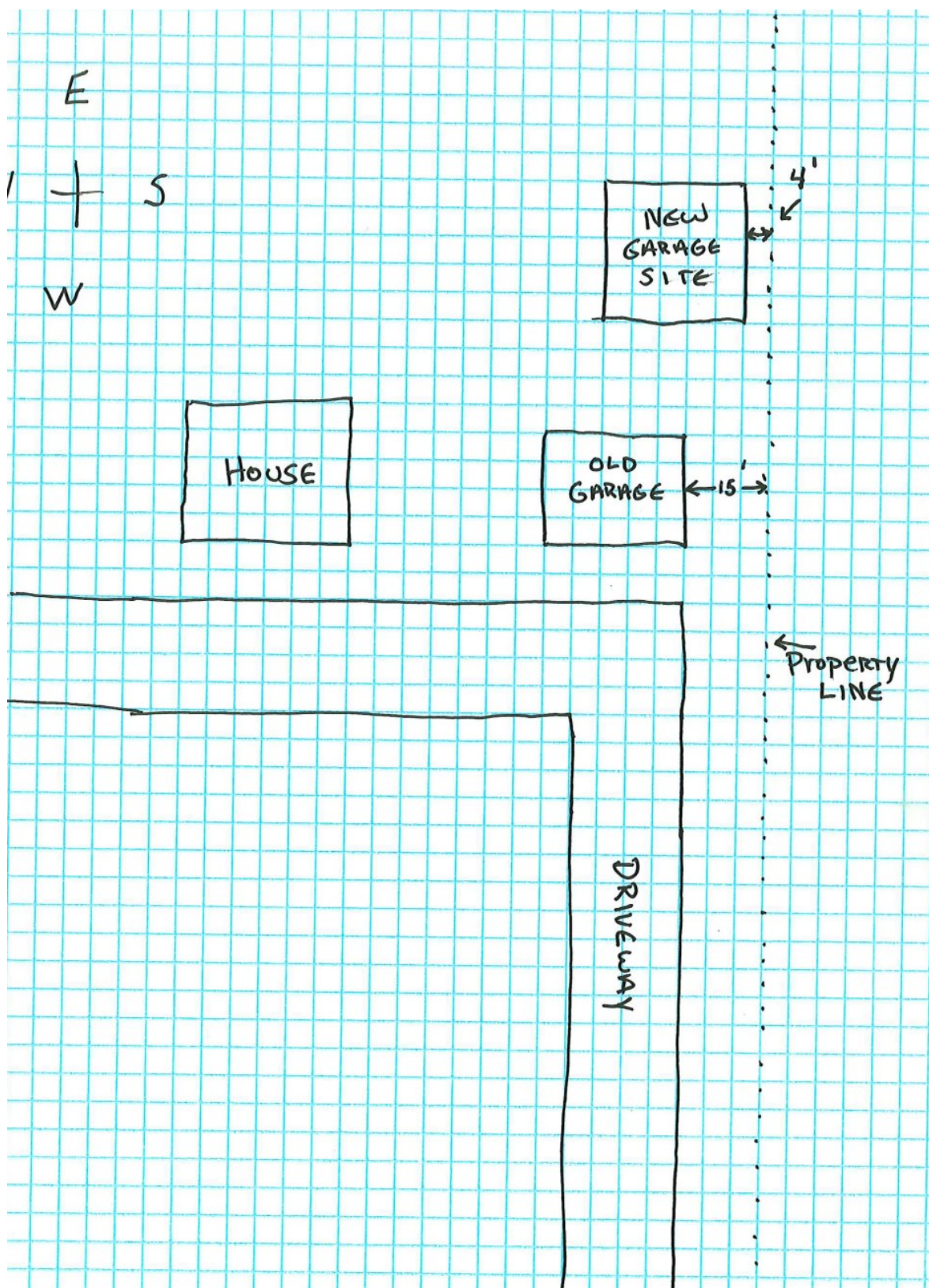


The subject property is outlined in red. Please note property lines may be skewed to imagery.

Site Photographs



Site Plan



Narrative Statement

May 17, 2022

To whom it may concern,

I asking to build a garage 4 feet
away from ^{South} property line instead of the 15 feet
requirement. The building is 20'x25'x10 and is
a metal building on a concrete foundation.

8702 N. State Rt 159, Dorsey

Home Owner

Blake Tourville

BLAKE TOURVILLE

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Attachment “A” – Letter of Support from Neighbor

To Whom It May Concern,

In regards to the petition of Blake Tourville (8702 N State Route 159, Dorsey, IL) requesting a variance to construct an accessory building on his property, we have NO objection. We would rather for our neighbor to be able to shelter his stuff than to leave it out in the opening . Which would be an eyesore, in our opinion.

Sincerely,

James & Shirley Bentley
8710 N State Route 159
Dorsey, IL

RESOLUTION – Z22-0045

WHEREAS, on the 26th day of July 2022, a public hearing was held to consider the petition of I-55 RV Park & Campground, LLC, applicant on behalf of JPKL, LLC, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 31 of the Madison County Zoning Ordinance in order to operate a travel trailer/RV park on site. This is located in an “A” Agricultural District in Pin Oak Township at 4260 Blackburn Road, Edwardsville, Illinois, County Board District #11, PIN# 10-1-16-09-00-000-004.001; and,

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

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of I-55 RV Park & Campground, LLC, on behalf of JPKL, LLC, be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for I-55 RV Park & Campground, LLC, and JPKL, LLC. Any change in ownership/tenant would require a new Special Use Permit to continue operating the RV Park & Campground.
2. The applicant/owner/operator shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.
3. Failure to comply with the conditions of the Special Use Permit will cause revocation and immediate removal of the use will be required.

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

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

s/ Mick Madison
Mick Madison, Chairman

s/ Nick Petrillo
Nick Petrillo

s/ Dalton Gray
Dalton Gray

Robert Pollard

s/ Terry Eaker
Terry Eaker

s/ Bobby Ross
Bobby Ross

Ryan Kneedler

Victor Valentine
BUILDING & ZONING COMMITTEE
AUGUST 4, 2022

Bill Meyer

Finding of Fact and Recommendations

Hearing Z22-0045

Petition of I-55 RV Park & Campground, LLC, applicant on behalf of Jeffrey and Pamela Bladdick, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 31 of the Madison County Zoning Ordinance in order to operate a travel trailer/RV park on site. This is located in Pin Oak Township at **4260 Blackburn Road, Edwardsville**, Illinois, County Board District #11, PIN# 10-1-16-09-00-000-004.001

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

Members Absent: Sharon Sherrill

A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of I-55 RV Park & Campground, LLC & Jeffrey and Pamela Bladdick be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for I-55 RV Park & Campground, LLC, and JPKL, LLC. Any change in ownership/tenant would require a new Special Use Permit to continue operating the RV Park & Campground.
2. The applicant/owner/operator shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.
3. Failure to comply with the conditions of the Special Use Permit will cause revocation and immediate removal of the use will be required.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance; **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Jeff Bladdick, applicant, stated that he and his wife, Kim, are the legal owners of the subject property. He said Pamela is his sister and is no longer an owner of that property. The property they are wanting to make into an RV park has been in their family for almost 20 years. Mr. Bladdick stated they look forward to establishing their business and contributing to the growth and prosperity of the community; **VI.** Kim Bladdick stated that she and Mr. Bladdick have been retired for 3 years and live in their RV fulltime. Mrs. Bladdick said they decided to volunteer at some parks, which led them to believe that this is their life calling. She said they are very excited about opening this RV and campground off of I-55. Mrs. Bladdick stated that there will be 19 full hookup sites. She stated that there were over 600,000 campers built last year alone, which is a 40% increase in 2021. She said their guests will either be traveling from Point A to Point B, traveling in town to see their family, visiting the greater St. Louis area, or going to a race at the track which is nearby, it will be contributing to the local community's revenue, as campers will need gas, restaurants, groceries, and even haircuts. Mrs. Bladdick said that research has shown that their occupancy rate will be around 69%, and they plan on opening all year around; **VII.** Mary Goode, ZBA Member, asked to confirm if they have 19 sites. Mrs. Bladdick said yes, that is correct. Ms. Goode asked what the campers pay for, and what is provided. Mrs. Bladdick stated that they provide a full hookup, which is electricity, sewer and water. She said they will be charging \$45-\$50 per night. Ms. Goode asked if people will be able to stay for long periods of time, or if this is a day-to-day or month-to-month type of setup. Mrs. Bladdick said that their target customers will be traveling from Point A to Point B, looking for large sites right off the highway, and they would only offer longer term, up to 30 day, sites in the off-season, and that would be after they do a background check. Mrs. Bladdick said that for every 3 campers, there is only 1 campsite. Ms. Goode asked if the Bladdicks will be living in this park. Mrs. Bladdick replied yes, that this will be their home; **VIII.** Cedric Irby, ZBA Member, asked who will be managing the day-to-day operations at the park, and who will be doing the background checks. Mrs. Bladdick replied that she and her husband will be on site 24/7, and they will hire a company with the National Association of Campgrounds for the background check service; **IX.** Chris Doucleff, Building &

Zoning Administrator, asked the Bladdicks if they will be living on the property. Mr. Bladdick replied yes. Mr. Doucleff asked if they will be living in a home, and Mr. Bladdick stated that they have a 2021 fifth wheel. Mr. Doucleff said that was never brought up in the plans, and that they cannot live in a camper permanently; **X.** Mary Goode asked if they can have an office, and if their camper can be their office. Mr. Doucleff replied yes, but that they cannot live in a camper; **XI.** Nicholas Cohan, ZBA Member, asked if they could spend a couple nights there. Mr. Doucleff said yes, but they cannot be permanent residents. Mr. Cohan asked if Mr. Doucleff could explain a little more about what they are allowed to do and what they aren't allowed to do. Mr. Doucleff replied that you aren't allowed to live in a camper permanently. Mr. Bladdick said that they have been living in their camper for almost 3 years now, and that probably millions of people do live in their campers fulltime. Mr. Doucleff stated that this is against the zoning code. Mr. Cohan asked if they can live in a trailer. Mr. Doucleff said they can live in a mobile home with a Special Use Permit. Mr. Cohan asked if they can put their travel trailer on a base. Mr. Doucleff said no, it has to be a permanent structure, per the Zoning Ordinance. Mrs. Bladdick asked for the definition of a "home", and asked if they could have a tiny home there. Mr. Doucleff responded that they would have to have a minimum square footage of 620 square feet; **XII.** Jean Carter, Pin Oak Township resident, said that she read the report from Sherrill Associates noting the last line said the anticipated impact of the campground is expected to be minimal. Ms. Carter said that she knows the people that live next door and right across the street, and their lives are going to be very impacted on Blackburn Road, due to traffic, including RV traffic and utility cart traffic that comes with campers. Ms. Carter said that she has nothing against camping but she wouldn't want to go camping in somebody's backyard, and that's what this feels like to those that live out there. She said they are putting a living situation right next to the cornfields that are in their backyards. Ms. Carter said she anticipates that people that come to camp will want to take a walk and take their dogs, which could lead to people letting their dogs run free because they are in the country. She said the residents there like the country for its lack of lights, lack of noise and lack of traffic, and she feels that this provides an opportunity for a lot of transient people to buzz in and out of their backyards. She said another concern she has is about the ground water out there. She said there are other homes being built, and they are not on city water, and that new wells are being dug deeper which has an impact on the older wells. Ms. Carter said they already have people that have to go get water during dry spells and haul it to their home because the well couldn't sustain it. She said now they are talking about sustaining 19 "homes" basically at the RV Park plus any additional houses that are built out there, so she would like someone to address what the impact will be on her well. Ms. Carter said they keep hearing about how wonderful this is going to be, but for the residents, it is not going to be wonderful; **XIII.** Jean Kuethe, adjoining property owner to the south, and resident on the west side of Blackburn Road, said she also owns agricultural ground that will be directly across from the campground. She stated that she is concerned about safety, as that is her home there. She asked if there would be a park attendant always on site in case there were problems. Ms. Kuethe said people shouldn't be staying there more than one or two nights, as there is no lake or playground or anything else to do. She asked if there would be a curfew time so there wouldn't be loud music or partying. She stated that lighting has been an issue before with commercial businesses on Blackburn Road, and she doesn't want any lights shining at her home. Ms. Kuethe said she is also concerned about fire hazards from campfires, since they are so close to agriculture crops. She said that even though the owner's research shows that there is a demand for overnight camping, she referenced a park named Red Barn Rendezvous that was right down the road, but is now out of business; **XIV.** Thomas Ambrose, ZBA Member, asked Ms. Kuethe if she thinks this will affect her property value. Ms. Kuethe said she does think that having 19 campers in and out of Blackburn Road would affect the property values of the whole township corridor. She said it is a residential area with about 100 families within a 3-mile area, and this would change the dynamic of their neighborhood; **XV.** Mr. Bladdick said that the campground would not be next to her farmland, but instead would be next to Dex's Tree Service. He also stated that he spoke with the people that owned Red Barn Rendezvous, and said they are older are retired, and closed their park not due to lack of business, but because they ran it for 30 years and they were done.

Roll-call vote.

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Ayes to the motion: Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, Cedric Irby
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: Z22-0045

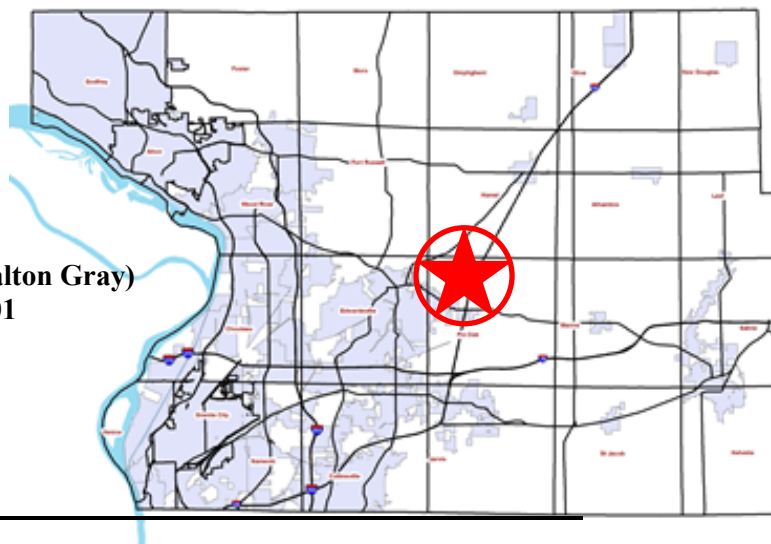
Meeting Date: July 26, 2022

From: Noelle Maxey
Zoning Coordinator

Location: 4260 Blackburn Road
Edwardsville, Illinois
County Board District #11 (Dalton Gray)
PIN: 10-1-16-09-00-000-004.001

Zoning Request: Special Use Permit

Description: Travel Trailer/RV Park



Proposal Summary

The applicant is I-55 RV Park & Campground, LLC, on behalf of JPKL, LLC, owner of record. The applicant is requesting a Special Use Permit (SUP) as per §93.023, Section D, Item 31 of the Madison County Zoning Ordinance in order to operate a travel trailer/RV park on site. The subject property is zoned “A” Agricultural District and is located in Pin Oak Township at 4260 Blackburn Road, Edwardsville, County Board District #11. In order for this request to be permitted, the ZBA must review and approve the application as per §93.176, Section A, Item 2 of the Madison County Zoning Ordinance.

Planning & Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Single-Family Dwelling/Tree Service Business	“B-3” Highway Business
South	Row Crops	“A” Agricultural
East	Interstate 55	
West	Single-Family Dwelling/Row Crops	“A” Agricultural

- *Zoning History* – There have been no other zoning requests on the property in the past, and there are no outstanding violations.
- *SUP for Travel Trailer/RV Park* – The applicant is requesting a Special Use Permit in order to operate a travel trailer/RV park on site. Approximately 3 acres of the 6 acre property would be used for the RV park. According to the narrative statement, the RV park would have 18 gravel pads and 1 ADA compliant concrete pad. There would also be a comfort station, modular office building, and fenced dog park. A private sewage system will be used for the park, and each pad site will have water, sewer, and electric services. See page 4 for the site plan and page 5 for site photos.

Staff Review

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

1. In the last 15 years, there has been one other Special Use Permit request for a travel trailer/RV park, which was denied.
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

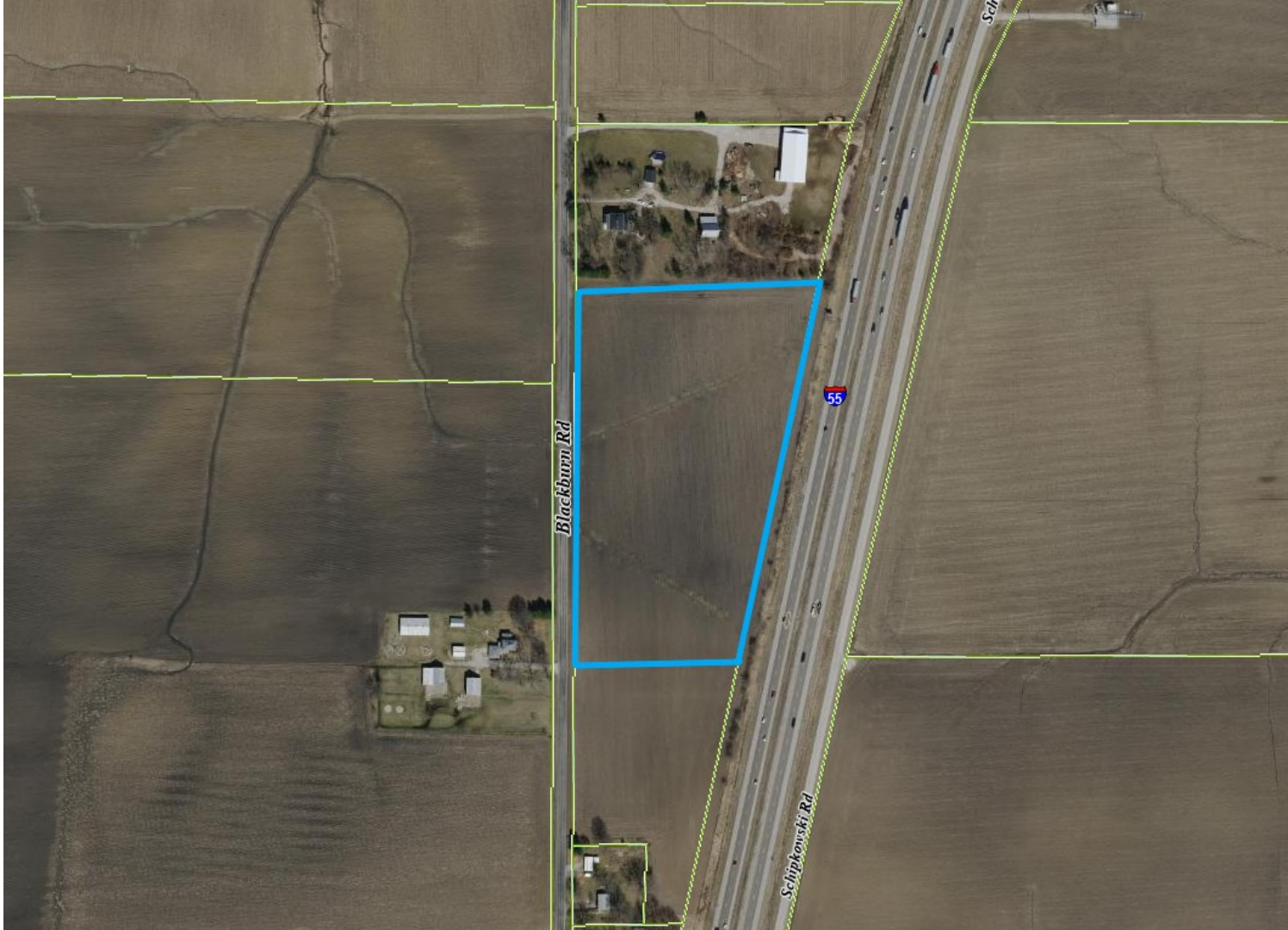
1. This Special Use Permit is granted for I-55 RV Park & Campground, LLC, and JPKL, LLC. Any change in ownership/tenant would require a new Special Use Permit to continue operating the RV Park & Campground.
2. The applicant/owner/operator shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.
3. Failure to comply with the conditions of the Special Use Permit will cause revocation and immediate removal of the use will be required.

Standard of Review for Special Use Permits

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



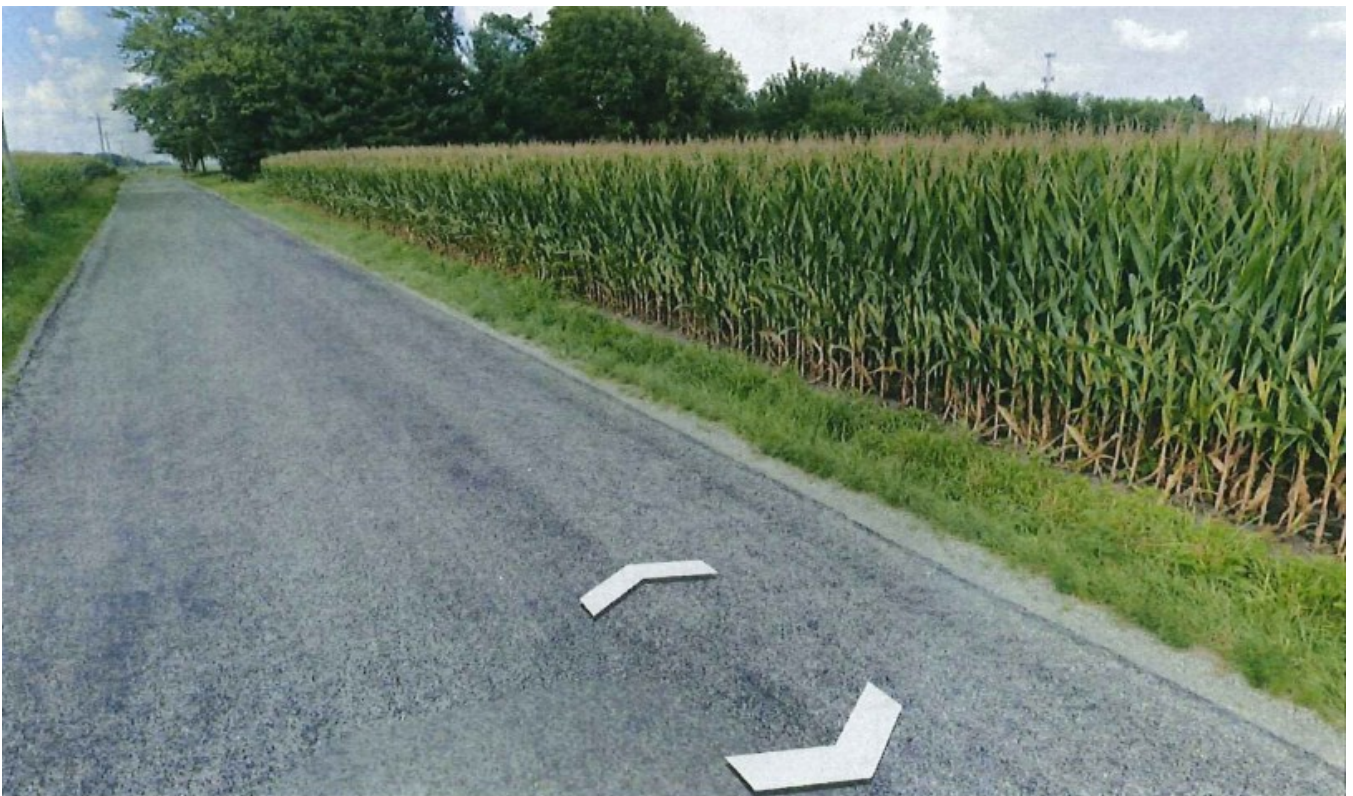
The subject property is shown in blue. Please note property lines may be skewed to imagery.



Site Photographs



Looking northwest at the 6-acre tract along Interstate 55.



Looking northeast along Blackburn Road. The subject property is on the right side.

Narrative Statement

May 19, 2022

To:

Noelle Maxey

Zoning Coordinator

Madison County Building & Zoning

157 N Main St, Suite 254, Edwardsville, IL

P: 618-296-4319:

E: nemaxey@co.madison.il.us

Re: Zoning Hearing Application: Overnight Campground at 4260 Blackburn Road in Madison County

Ms. Maxey,

On behalf I-55 RV Park and Campground LLC, please accept our submittal for a Zoning Hearing and a Special Use Permit for an overnight campground at 4260 Blackburn Road in Unincorporated Madison County, Illinois. Approximately half of the 6-acre tract (Tract A) will be developed as part of the year-round campground and the remaining half will be farm ground. As shown on the Proposed Site Plan, there are 18 gravel pads and 1 concrete pad that will be ADA compliant. Water, sewer and electric services are proposed at each pad site. A comfort station, modular office building, and a fenced dog park are planned, and the main drive throughout the site will be asphalt. The site has utilized the County's codes as well as the National Fire Protection (NFPA) 1194 Standard for Recreational Vehicle Parks and Campgrounds which provides best practices for pad layouts, access drives, utilities, amenities, and safety measures.

In regard to market research conducted by the owner, it is believed that there is a demand for overnight camping and RV sites and the site will be successful in renting the pad sites which will be available all twelve months of the year. If the site is successful, it may also help supplement the growth of commercial development within the area which is approximately a mile from the city limits of Edwardsville. With the majority of the area around the campgrounds site being agricultural or commercial, the anticipated impact of the campground site is expected to be minimal.

We would be happy to answer any questions that arise.

Respectfully,



Civil Engineer

Sherrill Associates, Inc.

RESOLUTION – Z22-0048

WHEREAS, on the 26th day of July 2022, a public hearing was held to consider the petition of Michael Moehle, owner of record, requesting a zoning map amendment to rezone an approximately 0.45 acre tract of land from “R-3” Single-Family Residential District to “B-1” Limited Business District to have a plumbing office and shop on site. This is located in Fort Russell Township at 5127 State Route 140, Bethalto, Illinois, County Board District #14, PIN# 15-2-09-08-02-206-026; 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 Michael Moehle 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

Ryan Kneedler

Bill Meyer

s/ Nick Petrillo
Nick Petrillo

Robert Pollard

s/ Bobby Ross
Bobby Ross

Victor Valentine
BUILDING & ZONING COMMITTEE
AUGUST 4, 2022

Finding of Fact and Recommendations

Hearing Z22-0048

Petition of Michael Moehle, owner of record, requesting a zoning map amendment to rezone an approximately 0.45 acre tract of land from “R-3” Single-Family Residential District to “B-1” Limited Business District in order to have a plumbing office and shop on site. This is located in Fort Russell Township at **5127 State Route 140, Bethalto**, Illinois, County Board District #14, PIN# 15-2-09-08-02-206-026

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

Members Absent: Sharon Sherrill

A **motion** was made by Mary Goode and **seconded** by Cedric Irby that the petition of Michael Moehle be as follows: **Approved.**

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Michael Moehle, applicant, stated that he has spoken with the neighbors directly to the right of him, which have a successful landscaping company there. He said that this is right on Hwy 140, directly across the street from Parts Stop Auto Store. Mr. Moehle stated that in his opinion, about 80% of the properties right there are all commercial. He said that the subject property sat vacant from the 1970’s until now, and there was a home on the property years ago, but all that was left was the foundation. Mr. Moehle feels this will be an upgrade to the community. He is proposing to put a 50x80 steel building there, not a pole barn, with 16 foot sidewalls; **VI.** Mary Goode, ZBA Member, asked Mr. Moehle if he has highway access in one spot or two spots. Mr. Moehle replied that he currently has access in one spot, but the county recently replaced the culvert, and he has asked them to expand the culvert so it’s easier to get in and out of, and they have said that shouldn’t be an issue. Ms. Goode asked Mr. Moehle if he’s doing any retail business out of that location. Mr. Moehle replied no, and said the only traffic that will be coming in and out of there will be his service trucks and occasionally delivery trucks. Ms. Goode asked how many employees he has, and Mr. Moehle responded that right now he only has 3, but he is looking to expand to have between 6 and 10 within five years. He said it is a small company and they take a lot of pride in giving people quality service for a reasonable rate. He stated that they are a member of the Better Business Bureau with an excellent rating, and he’s also on Angie’s List and Home Advisor, and his ratings are excellent; **VII.** Thomas Ambrose, ZBA Member, asked Mr. Moehle where his office is located now. Mr. Moehle replied that right now, his office is in his garage. He said he started out 12 years ago, and his business grew to the point that he couldn’t handle everything by himself; **VIII.** Rhonda Cato, neighboring property owner, said that there are at least 8 commercial properties around this lot. She said this lot has been an eyesore to Madison County for 25 years. She feels that this business would bring more revenue to the county and would make that area a lot nicer driving through, and she thinks it is a great idea.

Roll-call vote.

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

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: Z22-0048

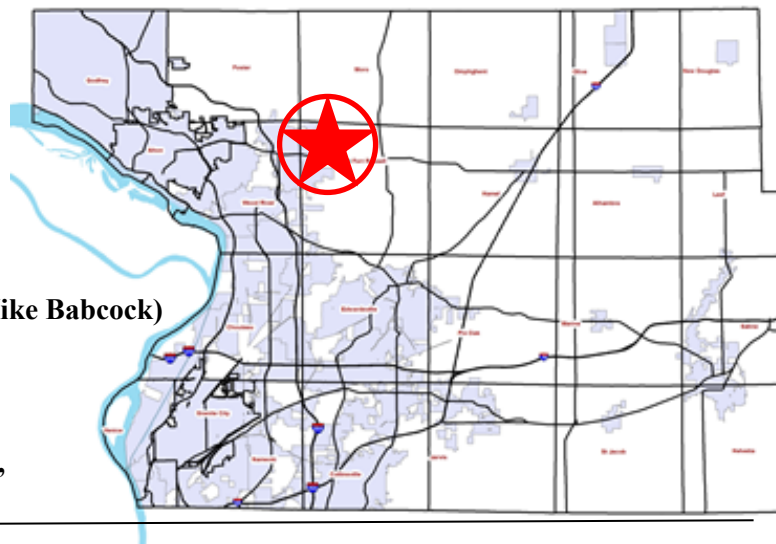
Meeting Date: July 26, 2022

From: Jen Hurley
Zoning Assistant

Location: 5127 State Route 140
Bethalto, Illinois
County Board District #14 (Mike Babcock)
PIN: 15-2-09-08-02-206-026

Zoning Request: Zoning Map Amendment

Description: Rezoning from “R-3” to “B-1”



Proposal Summary

The applicant is Michael Moehle, owner of record. The subject property is currently zoned “R-3” Single-Family Residential District and is located in Fort Russell Township at 5127 State Route 140, Bethalto, County Board District #14. The applicant is requesting to rezone the approximately 0.45 acre tract of land from “R-3” Single-Family Residential to “B-1” Limited Business in order to have a plumbing office and shop on site. The request to rezone the lot must be reviewed and approved by the Zoning Board of Appeals (ZBA) as per §93.176, Section A, Item 3 of the Madison County Zoning Ordinance.

Planning & 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 Dwellings	“B-3” Highway Business & “A” Agricultural
East	Vacant	“B-3” Highway Business
West	Mobile Home	“R-3” Single-Family Residential

- *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.
- *Rezoning from “R-3” to “B-1”* – The applicant is requesting to rezone the approximately 0.45 acre tract of land from “R-3” Single-Family Residential District to “B-1” Limited Business District in order to have a plumbing business on site. The property is currently vacant, and the applicant is proposing to construct a new office and shop on the property. In the narrative statement on page 6, the applicant states that he is wanting to rezone this parcel in order to have a shop and office space that meets the needs of his growing plumbing business. See 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?

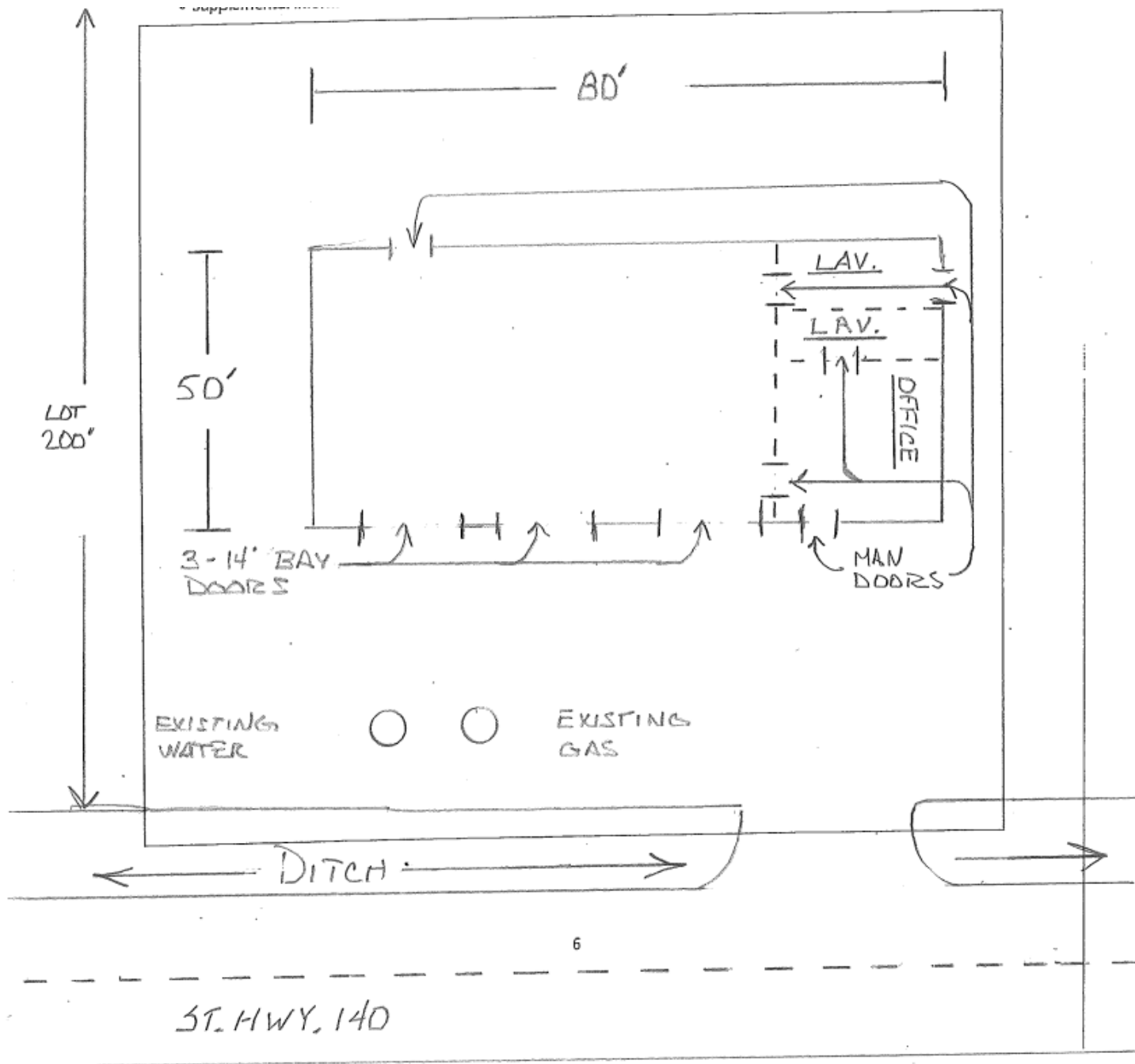
Aerial Photograph & Zoning Map



Site Photographs



Site Plan



Narrative Statement

MY NAME IS MIKE MOEHLE . I OWN
MDM PLUMBING SERVICES . MY
BUSINESS HAS GROWN & I NEED
A SHOP & OFFICE SPACE FOR IT.
I HOPE THAT YOU WILL AGREE
THAT THIS IS A APPROPRIATE
PLACE TO BUILD IT.

THANK-YOU

A handwritten signature in black ink, appearing to read "M. Moehle". The signature is fluid and cursive, with the first letter "M" being particularly large and stylized.

9 JUNE 22

RESOLUTION – Z22-0049

WHEREAS, on the 26th day of July 2022, a public hearing was held to consider the petition of Mike Moniger, applicant on behalf of Max Moniger, owner of record, requesting a zoning map amendment to rezone three parcels totaling approximately 0.77 acres from “R-3” Single-Family Residential District to “PD” Planned Development District in order to have commercial and personal storage and a small self-storage facility on site. This is located in Fort Russell Township at 112 Clover Street, Bethalto, Illinois, County Board District #14, PIN#s 15-2-09-08-02-204-001, 15-2-09-08-02-204-002, 15-2-09-08-02-204-003; and,

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

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of Mike Moniger, on behalf of Max Moniger, be **Approved with 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

Ryan Kneedler

Bill Meyer

s/ Nick Petrillo
Nick Petrillo

Robert Pollard

s/ Bobby Ross
Bobby Ross

Victor Valentine

**BUILDING & ZONING COMMITTEE
AUGUST 4, 2022**

Attachment “A” – “PD” District Conditions of Use

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

(B) District Conditions of Use.

1. Yard areas. No building or structure shall be erected or enlarged unless the following yards are provided and maintained:
 - a. Front Yard Setback: 40 feet
 - b. Side Yard Setback: 15 feet
 - c. Rear Yard Setback: 25 feet
2. A fence at least 6 ft in height is required where the properties abut Residential or Agricultural Districts.
3. Additional Requirements: Signs §93.118, Parking §93.147

(C) Permitted Uses

1. Storage and Warehousing, where all storage of vehicles, equipment, materials, etc. is located inside of the buildings on the property.
2. Self-storage facility.
3. Contractor’s offices and shops, where no fabrication is done on the premises and where storage of materials and equipment is located inside of the buildings on the property.

(D) Accessory Uses (See § 93.051 (B))

1. Accessory uses that are clearly associated with and supplementary to the principal uses of the lot or tract of land.
2. Off-street parking and loading.

(E) Prohibited uses.

1. Any uses not listed in the above Permitted and Accessory Uses sections.
2. Outdoor storage of materials, vehicles, equipment, etc. is not permitted on the properties.

Finding of Fact and Recommendations

Hearing Z22-0049

Petition of Mike Moniger, application on behalf of Max Moniger, owner of record, requesting a zoning map amendment to rezone three parcels totaling approximately 0.77 acres from “R-3” Single-Family Residential District to “PD” Planned Development District in order to have commercial and personal storage and a small self-storage facility on site. This is located in Fort Russell Township at **112 Clover Street, Bethalto**, Illinois, County Board District #14, PIN#s 15-2-09-08-02-204-001, 15-2-09-08-02-204-002, 15-2-09-08-02-204-003

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

Members Absent: Sharon Sherrill

A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of Mike Moniger and Max Moniger be **Approved with Attachment “A”**.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Mike Moniger, applicant, stated that he and his son purchased this property from Fort Russell Township. He said the property has 3 pole barn buildings, and they are just looking to store stuff there; **VI.** Mary Goode, ZBA Member, asked Mr. Moniger if he plans on leasing the buildings out. Mr. Moniger replied yes, that he would let someone rent a whole building out if they wanted to. Ms. Goode asked Mr. Moniger if he is storing his equipment in there also. He said not at this time, but he’s not sure if he will in the future. Ms. Goode asked if his intention is to have some outdoor storage and possibly add more buildings to the property. Mr. Moniger said he will possibly add another building, and the outdoor storage would be on a daily basis for boats and campers, instead of long term for personal items, furniture, etc. Mr. Moniger said he will put a fence around it; **VII.** Noelle Maxey, Zoning Coordinator, read aloud the following two letters of opposition that were submitted for the record via email: (1) “This is a quiet little neighborhood, and we would like to keep it that way. We do not want to hear people in and out of storage facilities all hours of the day and night nor the extra traffic. Please keep the commercial businesses away from our home.” (2) “We submit our objection to the rezone of the three parcels at 112 Clover St, Bethalto, to “PD” Planned Development District. The building of public storage buildings could cause safety concerns for the neighbors in the Zone “R-3” Single Family Residential.”; **VIII.** Mr. Moniger reiterated that the storage would not be for personal items like clothing and furniture. It would be more like storage over the winter months, where there might only be one person a month coming there, which would be less traffic than Fort Russell had there while coming in and out with backhoes and other equipment.

Roll-call vote.

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

Nays to the motion: Cedric Irby

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: Z22-0049

Meeting Date: July 26, 2022

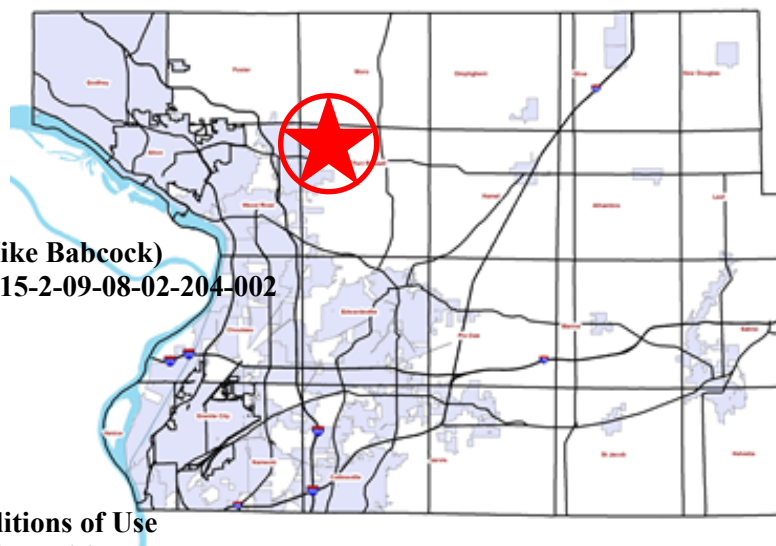
From: Noelle Maxey
Zoning Coordinator

Location: 112 Clover Street
Bethalto, Illinois
County Board District #14 (Mike Babcock)
PINs: 15-2-09-08-02-204-001; 15-2-09-08-02-204-002
15-2-09-08-02-204-003

Zoning Request: Zoning Map Amendment

Description: Rezoning from “R-3” to “PD”

Attachments: Attachment “A” – “PD” Conditions of Use
Attachment “B” – Letters of Opposition



Proposal Summary

The applicant is Mike Moniger, on behalf of Max Moniger, owner of record. The subject properties are located in Fort Russell Township at 112 Clover Street, Bethalto, County Board District #14. The applicant is requesting a zoning map amendment to rezone the three parcels totaling approximately 0.77 acres from “R-3” Single-Family Residential District to “PD” Planned Development District in order to have commercial and personal storage and a small self-storage facility on site. The zoning map amendment request 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 & Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

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

- *Zoning History* – in 2020, a Special Use Permit was obtained for all three parcels in order to have a governmental use on site in an “R-3” District for the Fort Russell Township Highway Department. There are no outstanding violations on any of the three parcels.
- *Rezoning from “R-3” to “PD”* – The applicant is requesting to rezone the three parcels of land with a combined total of approximately 0.77 acres from “R-3” Single-Family Residential District to “PD” Planned Development District in order to have commercial and personal storage on site, including trucks and trailers that would be stored inside existing buildings on the properties. The applicant is also proposing to have a small self-storage facility on site in the future. These properties have previously been used for the Meadowbrook Public Water District and as the Fort Russell Township Highway

Department garage. 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. The proposed District Conditions of Use for this “PD” District can be found on page 7.

- *Existing and Future Structures* – There are currently three pole buildings on the properties that have been used in the past for storage and the Fort Russell Township Highway Department garage. The applicant is intending to use the buildings for storage and office space with no foot traffic. He is also proposing to construct a small self-storage facility on site in the future.

Staff Review

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

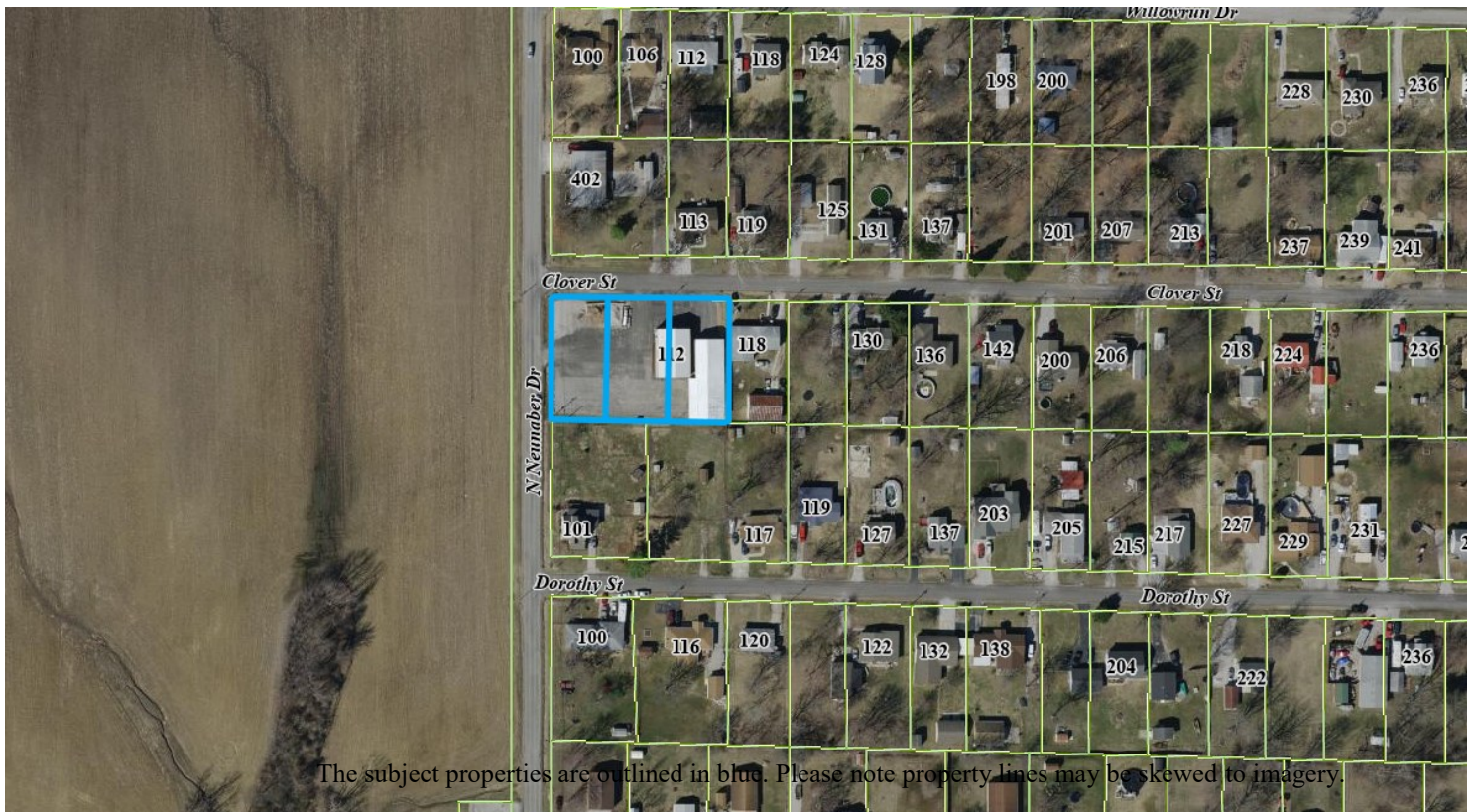
1. In the past 15 years, there have been over 100 requests for zoning map amendments, most of which have been approved.
2. The below Standards of Review for Zoning Amendments should be taken into consideration for this request. The ZBA has the authority to recommend denial of the request if the ZBA feels 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



Site Photographs



Site Plan

112 Clover Rezoning

We are planning to build a fence around the perimeter of the property, along with additional security to the existing system. Covered monigered Storage will be offered to the public in the future after all security measures and precautions are made.



Narrative Statement

06/16/2022
Narrative Statement

We are proposing to change 112 Clover Street Bethalto Illinois from R3 to PD. We are looking to store street legal trucks and trailers and heavy equipment in the three buildings on the property and in the future, we plan to open the storage facility to the community. We would like to propose to change the zoning in order to be able to have a self storage facility for RVs, campers, boats, antique and classic cars in the three buildings that are existing. We will start with building a fence and other security measures before we are ready to open to the public. We are also looking to utilize the office space in building #1 with no foot traffic and for typical office operations.

[Agenda Top](#)

Attachment “B” – Letters of Opposition

Dear Mr. Maxey,

This is a quiet little neighborhood, and we would like to keep it that way. We do not want to hear people in and out of storage facilities all ours of the day and night nor the extra traffic. Please keep the commercial businesses away from our home.

Thank You,
Mr. & Mrs. Charles Steward

We submit our objection to the re-zone of the three parcels at 112 Clover St Bethalto to PD Planned Development District. The building of public storage buildings could cause safety concerns for the neighbors in the Zone R-3 Single Family Residential

Loren Gunderson

RESOLUTION – Z22-0050

WHEREAS, on the 26th day of July 2022, a public hearing was held to consider the petition of Justin and Hillary McLaughlin of Mac’s Family Fun Time, LLC, owner of record, requesting a zoning map amendment to rezone the 7.21 acre dual-zoned tract of land from “A” Agricultural District and “B-2” General Business District to “B-5” Planned Business District. This is located in Saline Township at 13229 US Highway 40, Highland, Illinois, County Board District #4, PIN# 02-1-18-27-00-000-006.003; and,

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

WHEREAS, it was recommended in the aforesaid Report of Findings of the Madison County Zoning Board of Appeals that the petition of Justin and Hillary McLaughlin be **Approved with 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

Ryan Kneedler

Bill Meyer

s/ Nick Petrillo
Nick Petrillo

Robert Pollard

s/ Bobby Ross
Bobby Ross

Victor Valentine

**BUILDING & ZONING COMMITTEE
AUGUST 4, 2022**

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

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

(G) District Conditions of Use.

1. Yard areas. No building shall be erected or enlarged unless the following yards are provided and maintained in connection with the building:
 - a. Front Yard Setback: 50 feet
 - b. Side Yard Setback: 25 feet
 - c. Rear Yard Setback: 50 feet
2. Additional Requirements: Signs §93.118, Parking §93.147, Loading Area, §93.148.

(H) Permitted Uses

1. Amusement establishments: Bowling alleys, pool halls, dance halls, skating rinks, and other similar places of recreation
2. Miniature golf courses
3. Candy and ice cream shops

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

1. Accessory uses that are clearly associated with and supplementary to the principal uses of the lot or tract of land.
2. Off-street parking and loading.

(J) Prohibited uses.

1. Any uses not listed in the above Permitted and Accessory Uses sections.

**Finding of Fact and Recommendations
Hearing Z22-0050**

Petition of Justin and Hillary McLaughlin of Mac's Family Fun Time, LLC, owner of record, requesting a zoning map amendment to rezone the 7.21 acre dual-zoned tract of land from "A" Agricultural District and "B-2" General Business District to "B-5" Planned Business District in order to expand the operation to include a miniature golf course. This is located in Saline Township at **13229 US Highway 40, Highland, Illinois, County Board District #4, PIN# 02-1-18-27-00-000-006.003**

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

Members Absent: Sharon Sherrill

A **motion** was made by Mary Goode and **seconded** by Cedric Irby that the petition of Justin and Hillary McLaughlin be **Approved with Attachment "A"**.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Justin McLaughlin, applicant and owner of Mac's Family Fun Time, said that he and his wife are coming up on their 10 year anniversary of owning The Lory Theater in downtown Highland. He said they have an excellent reputation that proceeds them as owners of that business, and that they were able to open Mac's Family Fun Time as a silver lining of Covid. Mr. McLaughlin stated that with the shutdowns of the theater industry during Covid, they were able to sell frozen custard out the front door of the Lory Theater and maintain that business through the closures. He said after a year and a half of closures, they still made money and had a tax return. They took that money to the bank and asked for a loan, which allowed them to open this additional business. He said they initially thought they would build new, but then they fell in love with this property that was built in 1989 as a church, that has been a dance studio for the last 14 years. Mr. McLaughlin said the property is very large, and the zoning was correct to do what they wanted to initially in the existing structure. He said they did know that down the road they would have to apply to have the surrounding acreage rezoned correctly in order to expand. He said they are approaching their first year on the 31st, and are having their one year, week long celebration this week, and had a large crowd there today with a full parking lot. Mr. McLaughlin said they do need to expand the parking lot, and they would like to add a miniature golf course as their first outdoor attraction. They would use a construction company that is an expert at miniature golf and other family attractions, and they have already met with them and toured their facilities in Tennessee. He stated that they did reach out to their neighbors, so he was a little deflated when he learned that there were letters of opposition, and he hopes he can quell any concerns they may have; **VI.** Mary Goode, ZBA Member, asked what other business they are wanting to do with the putt-putt golf. Mr. McLaughlin said they only have plans for the golf right now. Ms. Goode asked how much of the 7 acres the golf will take up. Mr. McLaughlin responded that the existing building is a 7500 square foot building. Ms. Goode asked Mr. McLaughlin if he thinks that building plus the parking takes up a couple acres, and if the putt-putt golf will take up another couple acres. Mr. McLaughlin responded yes, that he thinks that is approximately accurate. Ms. Goode asked if they would still have acreage left over. Mr. McLaughlin said yes; **VII.** Cedric Irby, ZBA Member, asked Mr. McLaughlin if he has spoken with the city as to whether or not there might be a turn lane there at some point. Mr. McLaughlin said based on his understanding of the jurisdiction of that area, he has not had any conversations like that. He stated that the middle school only has a 2-lane road, so he assumes if the middle school does not have a turn lane, then they probably will not get a turn lane either. Mr. Irby asked if Mr. McLaughlin thinks that this will just be an expansion of what they already have there, and no extra traffic will be generated from the miniature golf. Mr. McLaughlin replied that he does believe miniature golf has a broader appeal than a bounce house. He is hoping they will broaden their appeal to other age groups; **VIII.** Thomas Ambrose, ZBA Member, asked Mr. McLaughlin where he lives. Mr.

McLaughlin said they live in Highland, less than a 5 minute drive from this facility. Mr. Ambrose asked how many employees he thinks he will need for the golf course. Mr. McLaughlin said their employee count is currently at 24, and he doesn't believe that would increase significantly. He said it might increase to 30, depending on the season; **IX.** Nicholas Cohan, ZBA Member, asked if these are 24 fulltime employees. Mr. McLaughlin said no, they are mostly teenagers and college students that work part time. He said they have one salaried employee, and they have 2-3 other managers that are getting enough hours to be considered fulltime; **X.** Joe Schumacher, neighboring property owner, said he didn't approach Mr. McLaughlin, because he received the letter from him while they were gone on vacation. Mr. Schumacher said that building was a church, then the church went under, and aerobics were being done in that building. He said when that place went under, it went to a business, and that little area of the parcel is the only part that is zoned for business, while the rest is agricultural. Mr. Schumacher said he doesn't have a problem with putt-putt golf, but when he zones it for business and then sells it, he is concerned what else might go out there. He said they have lived there since 1991, there have been people on the property in the middle of the night since there's nobody out there, and said it would be a good place for kids to go hide. Mr. McLaughlin stated that is no longer the case, since they have a full camera system. Mr. Schumacher said he has cattle next to this property as well as bees. He said it is a bad turn into there and they have seen plenty of wrecks through the years. He also said if they ever have to call the police, they have to wait for the County to come out, and they aren't close. Mr. Schumacher said the biggest concern he has is what would happen if the putt-putt golf doesn't make it; **XI.** Noelle Maxey, Zoning Coordinator, said that since this is a "B-5" Planned Business District, what is approved in the Conditions of Use, which is the amusement center and miniature golf course, those are the only uses that would be allowed on the property. She said if anyone in the future wanted to do anything different, they would have to come back and do this same process again to amend the "B-5" district or to rezone it to a different district; **XII.** Ms. Maxey read aloud the following letters of opposition that were submitted for the record via email: (1) "This is David Munie, about the ZBA File Number Z22-0050 property, we are very concerned about more traffic in and out of the entrance. There have been several accidents at that entrance in the past with minimal traffic. The more that is at this location will bring more traffic with a greater possibility of more accidents. The entrance is close to the crest of the hill to the north. Traffic does not have much notice if someone is turning. We do not want someone seriously injured. Thank you for letting me voice my concerns." Mr. McLaughlin stated that he reached out to the County to request a sign that would say something about "entrance to business in 500 feet" or something like that. He said a representative from the County did come on site, and explained how that type of sign is not applicable for them due to the speed limits and other things, and he assured Mr. McLaughlin that they don't need it. He said he does still think a sign would be helpful, if that would help quell that concern. He said he shares that concern and would like there to be a safer way to go in and out. Ms. Maxey continued reading aloud the opposition letters: (2) "My firm has been retained by David Munie who was provided notice of this hearing. I anticipated being hired to represent other landowners near the subject property as well. The petition of Justin and Hillary McLaughlin to rezone the above-referenced property to "B-5" Planned Business District should be denied. The text for the "B-5" Planned Business District in the Madison County Zoning Ordinance states that the subject area should be favorable for commercial growth but be experiencing a variety of developmental problems. This specific property is not favorable for commercial growth as it is completely surrounded by residential and agricultural land. Further, developmental problems, if any, of this parcel would be due to not being located near any other commercial properties. The intrusion of an expanded commercial use at the subject property would also have a serious negative effect on the value of neighboring properties and on the quality of life for the residents both abutting and completely surrounding the subject parcel. These negative issues include, but are not limited to, noise, safety, privacy, lights, littering, and aesthetic views. The rezoning of this property would have other adverse impacts on all surrounding residential properties. At present the traffic at this location is dangerous due to a nearby hill with no visibility and the excessive speed that vehicles travel in both directions. It is hazardous to turn onto US Hwy 40 already in this area and adding more vehicles for expanded commercial use, including the requirement of these vehicles entering and exiting the subject parcel, will only increase this danger. The undersigned has previously reported this traffic issue to Saline Township. Any additional traffic would absolutely make an already dangerous situation even worse. The

applicants were, or should have been, aware of current zoning when they purchased the property as well as aware that surrounding area is entirely residential with some agricultural land. In fact, I believe that the subject property is on either a septic system or aeration system, which is more suited to residential property. The owners were, or should have been, on notice that expansion is not feasible for all the reasons mentioned herein. Any change in zoning to the subject property would be spot zoning which does not conform to, and is inconsistent with, the surrounding area for which the character is residential. I request that the Zoning Board of Appeals review all of these concerns as stated prior to making a decision and thereafter deny this petition. Thank you, Duane C. Clarke, Esquire.”; **XIII.** Mr. Irby asked Mr. McLaughlin to clarify if he is in business right now. Mr. McLaughlin responded yes, they are currently celebrating their 1-year anniversary. He said they are doing pretty well, and their parking lot was full today. Mr. McLaughlin said they have been in business successfully approaching one year, and feels they are an asset to the community. Mr. Irby asked Mr. McLaughlin if there are any other businesses like his in the community. Mr. McLaughlin responded no, that the only close family entertainment centers are in Edwardsville, such as Edison’s or Altitude Trampoline Park; **XIV.** Ms. Maxey continued reading aloud the opposition letters: (3) “I am Pamela K. Schumacher, a resident/farm owner living at 13205 US Highway 40 in Highland. I have been a resident of this property for over 53 years, and have raised horses, cattle, hogs, chickens, sheep, goats, etc. and also currently have honey bees housed on our property. I am writing to express my opposition to the proposed rezoning and development of property at Mac’s Family Fun Time at 13229 US Highway 40 in Highland, Illinois. The rezoning of this property from “A” Agricultural District and “B-2” General Business District to “B-5” Planned Business District is stated to include a miniature golf course but with the rezoning would enable property owner to also add additional businesses and buildings to the property. The original rezoning of this agricultural property was for a church and if/when the church was no longer housing a church it was to go back to all agriculture. Several owners back, skirted that by having “Yoga for the Lord” or something along those lines. The existing property was never rezoned back to agricultural and was dropped. The property which is currently in agricultural district at this address was not kept as agricultural as stated by current owners’ personal letter to us – to save on taxes. All the property was to go back to agriculture, but was again skirted. Our opposition is also based on these potential/probable negative effects: there are currently existing issues with this property with drainage as their parking lot drains onto the easement of the 13217 property and our property at 13205 causing our pasture land to continually be wet. If this is identified as “B-5” and additional businesses are able to be constructed on this property, it will also cause additional issues with sewage, and an already stressed power grid for our area. A decrease in the market value of my home/farm. Increased traffic congestion adding to an already dangerous situation at the crest of a hill on an already busy US Highway 40. The destruction of green space as well as driving animals out of the area onto Highway 40 causing accidents. This type of business does not fit into the agricultural neighborhood – if it was in the city limits of Highland, I could understand where kids could walk and ride bikes to the current establishment but now with the rezoning push, I believe it is a step towards adding additional business/buildings to a property. Please do not rezone this site to “B-5”. Once the property is rezoned, the property owner can change the original concept within the approved “B-5” zoning.” (4) “I am writing to express my strong opposition to the change of the zoning from “A” Agricultural District and “B-2” General District to “B-5” Planned Business District, the proposed rezoning at 13229 US Highway 40 I have lived on my farm property for over 60 years and while the local community may believe this to be good for the children, which I too would believe if it was in an area where kids were able to safely walk and ride bikes to, but on a very busy US Highway 40, I personally do not believe this is the correct area for this type of business. Believe that a majority of adjacent property owners are completely opposed to the addition of businesses/buildings on this property, which in turn will cause additional traffic and safety problems, creating even more problems with destroying local wildlife habitat, and lowering the property values of the existing residential/farm area. Traffic and safety are major areas of concern. Traffic coming west bound on US Highway 40 through a dip and on the crest of a hill is currently extremely dangerous during some of the busiest times of the day which are morning and evening rush hours, on again a very busy US Highway 40. Additional drainage and septic system issues. I believe septic issues killed at least 8 of our black walnut trees when the establishment was a church. Property values are likely to go down in the area due to business/buildings which are inconsistent with the current development in the area. Wildlife

is abundant in this area, and any additional development will destroy their habitat. Additional planned development of the property should consider the continuing impact to local wildlife habitat. I urge you to disapprove the proposed rezoning, and from discussions with neighbors, I know my opinions are shared by many who will not be able to attend meetings or write letters and emails. Do not believe this rezone is entirely for the proposed “miniature golf course” but to enable the owners to add additional business/buildings to property. Thank you for your continued service and support of our farming community. Best regards, Roberta Cruthis.” (5) “I would like to voice concern for the rezoning request being made by Justin and Hillary McLaughlin of Mac’s Family Fun Time. My main concern is safety on the highway at the entrance to their business. It’s just a bad spot. Cars approach too quickly heading east and are many times not prepared to stop for traffic turning into this property. Westbound cars have limited visibility, as the entrance is too close to the crest of the hill. We’ve witnessed accidents there through the years and many near accidents. We’ve already that farmland being zoned to special use for a church, then the next owners had it rezoned “B-2” General Business for the Dance House, and now the new owners are wanting to expand that permit to a “B-5” Planned Business District. We’re concerned about what will happen next with that property when this business is gone. The pattern seems to be that buyers are buying, then rezoning. My question is, did the McLaughlins not know this property wasn’t zoned correctly when they financed it? I’m not opposed to the vision that the McLaughlins have, and mean no ill will. I just think this is an inappropriate place for increased traffic caused by an expansion of a business. This is a residential neighborhood, and we’d like to keep it that way. Thank you, Donna Munie.”; **XV.** Mr. McLaughlin said if he had to sense a theme in those letters, it seems to be traffic, and danger of the traffic. He said he would actually concede the point. He said on his end of people exiting the business, he could make a very nice sign that says “please use extra caution with high speed traffic on the road” to remind drivers going back onto the road to be cautious. Mr. McLaughlin stated that he would go back to the County again and tell them this is a concern for the residents in the area for the growth of his business, and he would request again a sign for traffic entering and leaving the road. He feels that this could all be addressed through additional signage; **XVI.** Ms. Goode said it appears that Mr. McLaughlin has plenty of property along the road there, and that maybe he could consider using part of his property as an easement for access. Mr. McLaughlin said he would be very open to anything like that and thinks it is a phenomenal idea if it is possible; **XVII.** Mr. Cohan asked Mr. McLaughlin if he had said earlier that he approached the city and they said the sign wouldn’t be needed. Mr. McLaughlin responded that the County Highway Department had visited and said a sign was not needed for traffic entering and leaving the highway, and said this didn’t fulfill the requirements to request this type of sign, so he was not allowed to pursue it any further. He said it had to do with distance to the entrance, the speed limit, and other factors. Mr. McLaughlin said it is a clearly a concern by the neighbors, and that concerns him; **XVIII.** Mr. Ambrose asked about runoff, noting some of the opposition was in regards to runoff. Mr. McLaughlin said they have a gravel lot, so he’s not really sure what the runoff is referring to. He stated that their septic system was updated and upgraded when they did their initial purchase a year ago. He said it was inspected by the County as well and is all to spec, so he is not sure what runoff is being referred to. He said they don’t have any standing water of any kind. Mr. Schumacher said that the runoff goes across his property, no matter what kind of septic system was put in, and said that’s why the trees died. He said when the building got put in, they raised the lot between their properties, and now his property drains very slow. Mr. McLaughlin said, to reiterate, that was before they owned the property; **XIX.** Mr. Cohan asked if the septic system is still a problem now. Mr. Schumacher said he didn’t replant the trees in fear that they would die again. He said he had problems with the previous two owners, but he didn’t bring it up with Mr. McLaughlin. Mr. Cohan asked again, if Mr. Schumacher is still having a problem now. Mr. Schumacher said yes, that his yard takes forever to drain, where it used to drain much faster. Mr. McLaughlin said he is grateful to Mr. Schumacher for attending this meeting, and he can assure him if there was an issue with drainage between their two properties, if there’s anything he can do to prevent or plan for to make it better for Mr. Schumacher, he will do so. Mr. Schumacher said since it’s going to get rezoned, he doesn’t know how it could get better. Mr. Cohan suggested if there are still problems, that maybe someone from the County would need to go out and do a more thorough job of looking at it. Mr. McLaughlin stated that the County did inspect it prior to and after the construction of the new system that was put in when they acquired the building. Chris Doucleff, Building and Zoning

Department Administrator, said he remembers Mr. McLaughlin getting the new system, and said the system would have to be completely on their property; **XX.** Ms. Goode asked Mr. McLaughlin if he remembered who put the system in. Mr. McLaughlin responded that he could get that information off of his phone, but that it was a company from Highland that was from a list of licensed private sewage installers. Mr. Doucleff said that any effluent from any system would have to be contained on the property, and that there is plenty of room out there. He said any discharge would have to meet state or county code for the setbacks from the property lines. Mr. Doucleff said if there is effluent running off the property onto a neighboring property, that would be a violation. He said this is a new system and we haven't gotten any complaints on it, so as far as he knows there are no problems with the private sewage system whatsoever. Mrs. McLaughlin said one of the reasons they put in a new system, was because the previous system was in a huge disrepair, and that could have easily been part of the problem; **XXI.** Mr. Irby asked Mr. Schumacher if the larger issue is the septic system or the traffic issue. Mr. Schumacher said the buildings that could possibly be added if it is rezoned is the concern. Mr. Doucleff reiterated that if the McLaughlins walk away from this, any other use would have to come back for approval since this is a Planned District. He said they will be allowed to do the amusement facility, miniature golf course, and ice cream shop.

Roll-call vote.

Ayes to the motion: Nicholas Cohan, George Ellis, Mary Goode, Cedric Irby

Nays to the motion: Thomas Ambrose

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: Z22-0050

Meeting Date: July 26, 2022

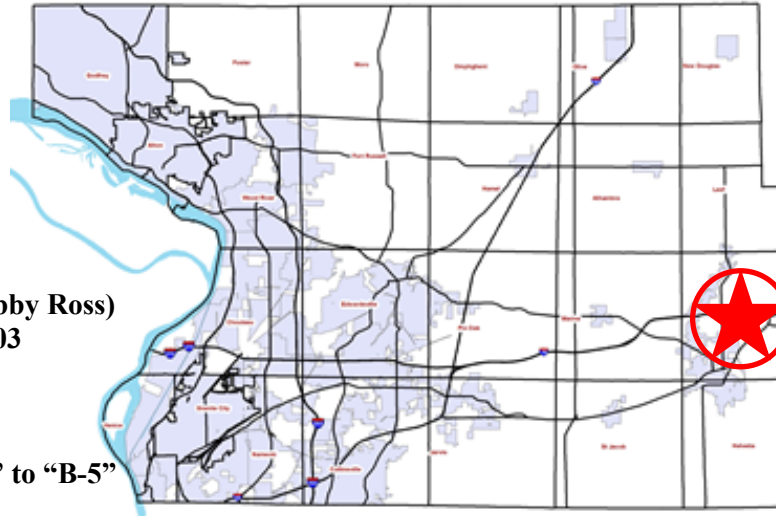
From: Noelle Maxey
Zoning Coordinator

Location: 13229 US Highway 40
Highland, Illinois
County Board District #4 (Bobby Ross)
PIN: 02-1-18-27-00-000-006.003

Zoning Request: Zoning Map Amendment

Description: Rezoning from “A” and “B-2” to “B-5”

Attachments: Attachment “A” – “B-5” District Conditions of Use
Attachment “B” – Letters of Opposition
Attachment “C” – Letters of Support



Proposal Summary

The applicants are Justin and Hillary McLaughlin of Mac’s Family Fun Time, owner of record. The subject property is currently dual-zoned “A” Agricultural District and “B-2” General Business District and is located in Saline Township at 13229 US Highway 40, Highland, County Board District #4. The applicant is requesting to rezone the 7.21 acre tract of land from “A” and “B-2” to “B-5” Planned Business District in order to expand the operation to include a miniature golf course. 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 & Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

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

- *Zoning History* – In 2006, a 1.7 acre strip in the middle of the property was rezoned from “A” Agricultural to “B-2” General Business District to use the existing building for a dance and tumbling studio. There are no outstanding violations on the property.
- *Rezoning from “A” and “B-2” to “B-5”* – The applicant is requesting to rezone the 7.21 acre dual-zoned tract of land from “A” Agricultural District and “B-2” General Business District to “B-5” Planned Business District. The property is currently used for a family entertainment center, as well as agricultural hay production. The applicants purchased the property in 2021 and opened the family entertainment center in the existing building. They currently have a custard shop, event space, bounce house, and small arcade in the building, and they are wanting to expand to include

an outdoor miniature golf course and additional parking. Staff suggested to rezone the property to a “B-5” Planned Business District, rather than another Business District, to tailor the district to the needs of the owners while also limiting potential impacts on surrounding properties. See 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 and Variances 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

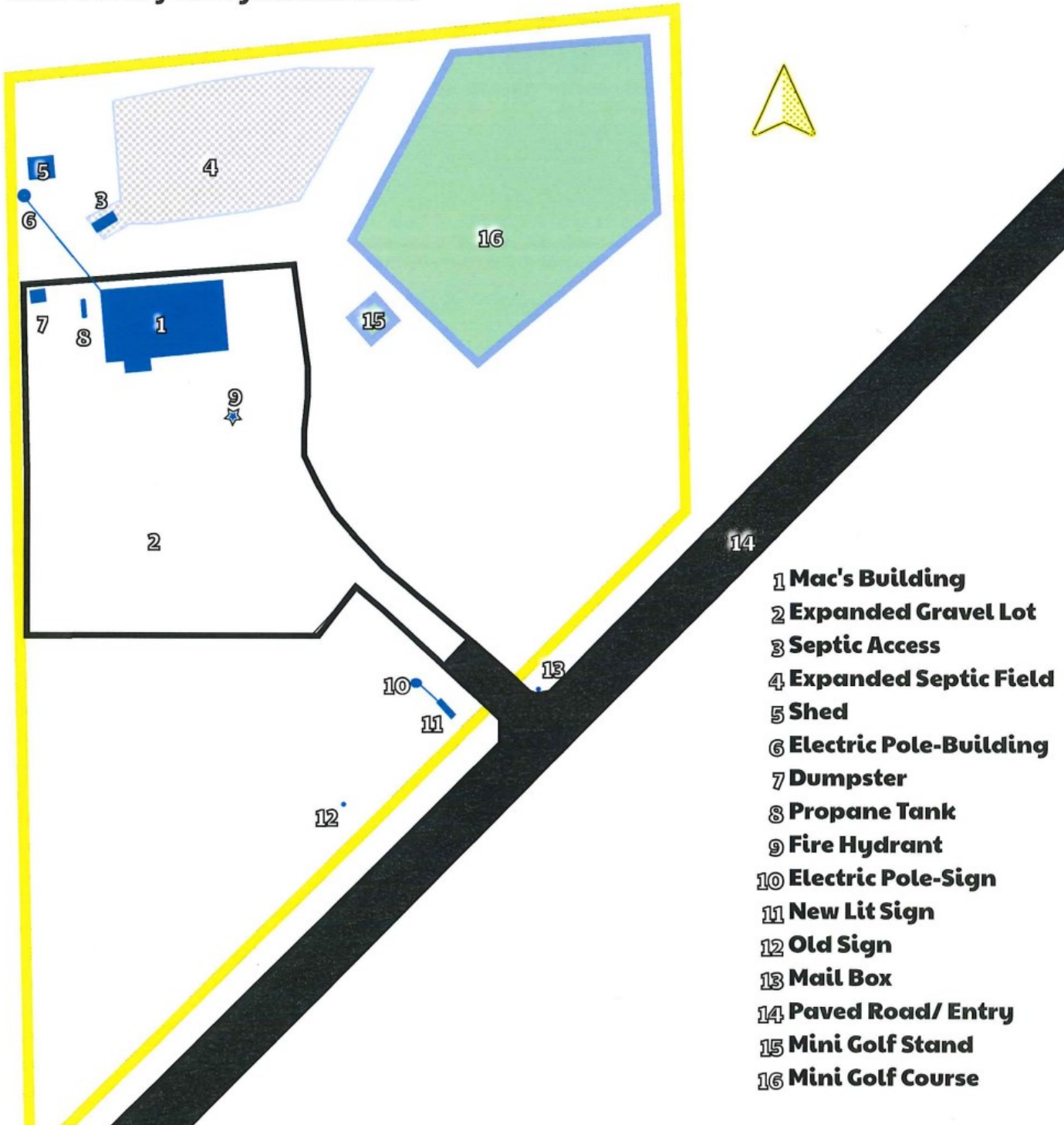


Site Photographs



Site Plan

**Mac's Family Fun Time Proposed Property Usage
13229 US Hwy 40 Highland IL 62249**



Narrative Statement

From:

Mac's Family Fun Time LLC
Justin & Hillary McLaughlin
13229 US Hwy 40
Highland, IL 62249

To:

Madison County Building and Zoning
157 N Main St Suite 254
Edwardsville, IL 62025
Re: Mac's Property Plot Rezoning Application

Dear Administrators and Board Members,

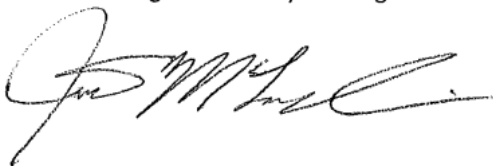
Thank you for reviewing our application! We, (Justin & Hillary McLaughlin) are the owners of Mac's Family Fun Time and will be celebrating our first full year in operation on July 31st 2022. We are primarily a Frozen Custard shop, but also host children's birthday parties and have two indoor attractions for entertaining at the parties: a bounce house and small redemption arcade with thirteen games and a prize wall.

When we purchased the property in May of 2021, we understood that the existing zoning was oddly split into two parts, with the building itself and adjacent parking lot being zoned commercial, and the surrounding property being zoned agricultural. We always presumed that this was done intentionally to save money on property taxes by the previous ownership groups. We did also find a full set of blueprints that clearly showed the intent of the original builders, a religious organization / church group. Our building was to be the first of several church facility buildings, and showed several houses for assisted living homes and a nursing home. We can only assume that when these plans were drawn in 1989, that the entire property was zoned commercial. We do not know when the rezone to the split zone occurred, but regardless, we are now ready to request that it be made 100% commercial again so we can begin the planning process of growing our family entertainment center business.

We respectfully submit the following drawings that are overlaid on a satellite view of the property. One is the current layout, and another with the expanded parking lot and additional attraction of miniature golf. We would be happy to answer any questions regarding this request as well as provide any additional requested documentation or onsite tours that could help our request be approved. Thank you and we look forward to hearing from you.

Sincerely,

-Justin McLaughlin & Hillary McLaughlin



Attachment “B” – Letters of Opposition

Noelle , this is David Munie, about the Z.B.A. File number Z22-0050 property ,we are very concerned about more traffic in and out of the entrance , there have been several accidents at that entrance in the past with minimal traffic ,the more that is at this location will bring more traffic with a greater possibility of more accidents. The entrance is close to the crest of the hill to north, traffic does not have much notice if someone is turning, we do not want someone seriously injured. Thank you for letting me voice my concerns.

Madison County Zoning Board of Appeals
c/o Noelle Maxey, Zoning Coordinator
ncmaxey@co.madison.il.us

Re: Hearing Z22-0050 – Petition of Justin and Hillary McLaughlin of Mac’s Family Fun Time, LLC
Property Address - 13229 US Highway 40; PIN #02-1-18-27-00-000-006.003

Dear Zoning Board of Appeals Members:

My firm has been retained by David Munie who was provided notice of this hearing. I anticipate being hired to represent other landowners near the subject property as well.

The petition of Justin and Hillary McLaughlin to rezone the above-referenced property to “B-5” Planned Business District should be denied. The text for the “B-5” Planned Business District in the Madison County Zoning Ordinance states that the subject area should be favorable for commercial growth but be experiencing a variety of developmental problems. This specific property is not favorable for commercial growth as it is completely surrounded by residential and agricultural land. Further, development problems, if any, of this parcel would be due to the not being located near any other commercial properties.

The intrusion of an expanded commercial use at the subject property would also have a serious negative effect on the value of neighboring properties and on the quality of life for the residents both abutting and completely surrounding the subject parcel. These negative issues include, but are not limited to: noise; safety; privacy; lights; littering; and aesthetic views.

The rezoning of this property would have other adverse impacts on all surrounding residential properties. At present the traffic at this location is dangerous due to a nearby hill with no visibility and the excessive speed that vehicles travel in both directions. It is hazardous to turn onto US Highway 40 already in this area and adding more vehicles for expanded commercial use, including the requirement of these vehicles entering and exiting the subject parcel, will only increase this danger. The undersigned has previously reported this traffic issue to Saline Township. Any additional traffic would absolutely make an already dangerous situation even worse.

The applicants were, or should have been, aware of current zoning when they purchased the property as well as aware that surrounding area is entirely residential with some agricultural land. In fact, I believe that the subject property is on either a septic system or aeration system, which is more suited to residential property. The owners were, or should have been, on notice that expansion is not feasible for all the reasons mentioned herein.

Any change in zoning to the subject property would be spot zoning which does not conform to, and is inconsistent with, the surrounding area for which the character is residential. I request that the Zoning Board of Appeals review all of these concerns as stated prior to making a decision and thereafter deny this petition.

Thank you.



Duane C. Clarke, Esq.

LETTER OF OPPOSITION
To Proposed Rezoning and Development at – 13229 US Highway 40, Highland, IL

I am Pamela K Schumacher, a resident/farm owner living at 13205 US Highway 40, Highland, IL 62249. I have been a resident of this property for over 53 years, and have raised horses, cattle, hogs, chickens, sheep, goats, etc. and also currently have honey bees housed on our property. I am writing to express my opposition to the proposed rezoning and development of property at Mac's Family Fun Time at 13229 US Highway 40, Highland, IL. The rezoning of this property from "A" Agricultural District and B-2 General Business District to B-5 Planned Business District is stated to include a miniature golf course but with the rezoning would enable property owner to also add additional businesses and buildings to the property. The original rezoning of this agricultural property was for a church and if/when the church was no longer housing a church it was to go back to all agriculture. Several owners back, skirted that by having "Yoga for the Lord" or something along those lines ... the existing property was never rezoned back to agricultural and was dropped. The property which is currently in Agricultural District at this address ... was not kept as agricultural as stated by current owners personal letter to us - to save on taxes ... all the property was to go back to agriculture, but was again skirted.

Our opposition is also based on these potential/probable negative effects:

- ☐ There are currently existing issues with this property with drainage as their parking lot drains onto the easement of the 13217 property and our property at 13205 causing our pasture land to continually be wet.
- ☐ If this is identified as B-5 and additional businesses are able to be constructed on this property – it will also cause additional issues with sewage, and an already stressed power grid for our area.
- ☐ A decrease in the market value of my home/farm.
- ☐ Increased traffic congestion adding to an already dangerous situation at the crest of a hill on an already busy US Highway 40
- ☐ The destruction of green space as well as driving animals out of the area onto Highway 40 causing accidents
- ☐ This type of business does not fit into the agricultural neighborhood – if it was in the city limits of Highland, IL – I could understand where kids could walk and ride bikes to the current establishment but now with the rezoning push - I believe it is a step towards adding additional business/buildings to a property.

Please **DO NOT** rezone this site to B-5. Once the property is rezoned, the property owner can change the original concept within the approved B-5 zoning.

Respectfully,

Pamela K. Schumacher

Dear Board,

I am writing to express my **strong opposition** to the change of the zoning from "A" Agricultural District and "B-2" General District to "B-5" Planned Business District, the proposed rezoning at [13229 US Highway 40, Highland, IL](#). I have lived on my farm property for over 60 years and while the local community may believe this to be good for the children – which I too would believe if it was in an area – where kids were able to safely walk and ride bikes to But on a very busy US Highway 40 - I personally do not believe this is the correct area for this type of business. Believe that a majority of adjacent property owners are completely opposed to the addition of businesses/buildings on this property, which in turn will cause additional traffic and safety problems, creating even more problems with destroying local wildlife habitat, and lowering the property values of the existing residential/farm area.

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- Traffic and safety are major areas of concern. Traffic coming west bound on US Highway 40 through a dip and on the crest of a hill is currently extremely dangerous during some of the busiest times of the day which are morning and evening rush hours - on again a very busy US Highway 40
- Additional Drainage and septic system issues – believe septic issues killed at least 8 of our black walnut trees when the establishment was a church.
- Property values are likely to go down in the area due to business/buildings which are inconsistent with the current development in the area
- Wildlife is abundant in this area, and any additional development will destroy their habitat. Additional planned development of the property should consider the continuing impact to local wildlife habitat.

I urge you to disapprove the proposed rezoning, and from discussions with neighbors, I know my opinions are shared by many who will not be able to attend meetings or write letters and emails. Do not believe this rezone is entirely for the proposed “miniature golf course” but to enable the owners to add additional business/buildings to property.

Thank you for your continued service and support of our farming community.

Best regards,
Roberta Cruthis

I would like to voice concern for the rezoning request being made by Justin and Hillary McLaughlin of Mac’s Family Fun Time (File number Z22-0050).

My main concern is safety on the highway at the entrance to their business. It’s just a bad spot. Cars approach too quickly heading east and are many times not prepared to stop for traffic turning into this property. Westbound cars have limited visibility, as the entrance is too close to the crest of the hill. We’ve witnessed accidents there through the years and many near accidents.

We’ve already witnessed that farmland being zoned to special use for a church, then the next owners had it rezoned B-2 General Business for the Dance House, and now the new owners are wanting to expand that permit to a B-5 Planned Business District. We’re concerned about what will happen next with that property when this business is gone. The pattern seems to be that buyers are buying, THEN rezoning. My question is, did the McLaughlin’s not know this property wasn’t zoned correctly when they financed it?

I’m not opposed to the vision that the McLaughlin’s have, and mean no ill will, I just think this is an inappropriate place for increased traffic caused by an expansion of a business. This is a residential neighborhood, and we’d like to keep it that way.

Thank you,

Donna J Munie

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Attachment “C” – Letters of Support

RE: File #Z22-0050-132229

I am writing this email in support of Family Fun Time.

I personally know Justin and Hillary McLaughlin. These two people are exactly what any community strives to attract. They are of strong character with a hard work ethic and unbeatable integrity. Their commitment to the Highland community is second to none.

In today's world, running any business is never easy. No matter what obstacles exist in running their business...they smile and move forward with only the best in mind for ourselves, children and grandchildren.

Please consider in favor of their zoning request. This is something that is needed and will only enhance the area and benefit our community.

Regards,

Steve Kloss
Owner, Kloss Furniture

To whom this may concern:

Re: File #Z22-0050-13229 US Highway 40, Highland Mac's Family Fun Time LLC Surrounding property of existing building to be changed from Agricultural zoning to Commercial to match the already existing building and business which is already zoned commercial.

My name is Charlie Becherer. I have known the McLaughlin's for several years. They are hard working business owners but very family oriented. I am in favor of Mac's Family Fun Time LLC having a miniature golf course. I feel it's very important for the children of Highland and surrounding area to have this type of entertainment as currently there are few options for our children. I do not see this causing any problems for the neighborhood.

Thank you,
Charlie Becherer

Hello,

I'm writing in regard to File# Z22-0050-13229. Mac's Family Fun Time LLC is within a half-mile radius of the City of Highland's city limits. Mac's Family Fun Time has not caused any issues for the City of Highland since its opening and the City does not have any issues with the business's expansion plans. The City of Highland has no concerns with the rezoning that would allow for future growth of the business.

Thanks,

[Breann Vazquez](#)

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Director of Community Development
City of Highland, IL
(618) 654-7115
bvazquez@highlandil.gov

Marshall Rinderer - *Owner Rinderer Law Firm*

Madison County Building and Zoning Committee
Re: Z22-0050

45 Tara Trail
Highland, IL 62249
P - 618-401-5394
marshall@rindererlaw.com

Dear Building and Zoning Committee,

This letter is to support The Mac's Family Fun Time, LLC, ("Mac's") request for rezoning. I am writing this letter as a local business owner and citizen. This property is near where my parent's have lived for the past 12 years, so I know the property and route well. Let me first state I have come to know Justin since opening my office in Highland, six years ago. I have served on multiple volunteer boards with him and would consider him an exemplary businessperson and an honest man. His wife Hillary has shown incredible strength and perseverance and I cannot think of better business duo to bring this type of business to fruition.

To begin I think the property is ripe for business development. Within one mile on Route 143 is the Highland Country Club and a virtual golf simulator, and this property is in the middle of the two. Furthermore, the current zoning for a majority of the parcel, Agricultural, allows for golf courses, including miniature golf courses as a special use. There's no doubt traffic could be a problem in the area, but not because of Mac's. If anything, this is an improvement over the previous owner. Mac's traffic is more sporadic while the Dance House was concentrated at specific times (end of the classes). Route 143 is also one of Highland's closest access to Interstate 70, so there will be always be a high concentration of traffic on this route.

I think the B-5 zoning classification is great way to calm the fears of the nearby residents. In my understanding of the classification, any change in the business plan would have to go through the

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County, so if a resident is okay with Mac's they do not have to worry about the next owner changing businesses without having a chance to express their concerns. The issue of spot zoning is also minimized given the property was already "spot" zoned B-2. The possibility of miniature golf in this area adds to the already golf themed businesses in the immediate area.

Finally, let me express one more point. The McLaughlin's have been a tremendous to the Highland area and Madison County. They saved the Lory Theater and turned it into a thriving destination and now they wish to add another form of entertainment that is family friendly. In March of 2020 the entertainment business was especially hard hit and the McLaughlin's moved forward with their plan to expand the options in our area. When movies were not even being released to movie theaters, they converted to provide frozen custard. They have constantly pushed forward to create a family friendly business that our community needs. I hope you pass their rezoning request because this would be a valuable asset to the County.

Thank you,

/s Marshall Rinderer

Marshall Rinderer

Hello,

I am writing in regard to File# Z22-0050-13229 and Mac's Family Fun Time's requested rezoning. Mr. McLaughlin has been an upstanding member of Highland's business community since his purchase of the historic Lory Theater in 2012. In that time, the McLaughlin's have demonstrated to be responsible and responsive owners of their business located just off of our downtown square. I have full confidence the McLaughlin's will demonstrate that same dedication at the subject property. Approval of Mac's Family Fun Time's rezoning would allow them to proceed with their expansion and not only be a benefit to the economy of Highland, but the County as a whole.

Thank you,

Mallord Hubbard

Economic Development Coordinator
City of Highland

Hi Noelle. I am writing in support of the re-zoning for Mac's Family Fun Time.

Justin and Hillary McLaughlin have been in business in Highland for ten years, and are very responsible business owners. Their goal at Mac's is to create a location with a family atmosphere, and to provide the Highland area with more family-related activities; much like they have done with the Lory Theater.

I am also a business owner in Highland, and support the change of zoning of the Mac's property from Agricultural to Commercial. I feel what the McLaughlins want to do for our community more than outweighs the opposition to the re-zoning.

- In regards to increased traffic, the prior business at this location was very busy, and I don't really see the change in zoning is going to change any traffic patterns.
- In regards to noise, what they are offering and proposing is not a loud venue, but once again a family-oriented experience.
- In regards to septic issues, they have already upgraded the system which has been approved by the County
- In regards to fear of future business, any future business would have to be approved by the zoning board

Once again, as a local business owner, I support rezoning of the Mac's Family Fun Time property.

Lisa Sauer
State Farm Agent

RESOLUTION – Z22-0051

WHEREAS, on the 26th day of July 2022, a public hearing was held to consider the petition of Adam and Lyndi Honegger, applicant on behalf of Keith and Joy Honegger, owners of record, requesting Special Use Permits as per §93.023, Section D, Items 28 and 40 of the Madison County Zoning Ordinance in order to have a sales yard and Agritourism Operation on site. Also requesting a variance as per §93.117, Section C, Item 1 in order to have up to 10 square feet of signage instead of the 4 square feet allowed. This is located in an “A” Agricultural District in Edwardsville Township along Old Troy Road, Edwardsville, Illinois, County Board District #24, PIN# 14-1-15-25-00-000-012; 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 Adam and Lyndi Honegger, on behalf of Keith and Joy Honegger, be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Adam and Lyndi Honegger. Any change of ownership/tenant will require a new Special Use Permit to operate the same types of businesses.
2. The Agritourism Operation must meet the requirements listed in §93.105 AGRITOURISM of the Madison County Zoning Ordinance.
3. Any portable restrooms shall be screened in some manner from adjacent properties and Old Troy Road.
4. The owner shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.
5. Failure to comply with the conditions of the Special Use Permits will cause revocation and immediate removal of the use will be required.

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

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

s/ Mick Madison
Mick Madison, Chairman

s/ Nick Petrillo
Nick Petrillo

s/ Dalton Gray
Dalton Gray

Robert Pollard

s/ Terry Eaker
Terry Eaker

s/ Bobby Ross
Bobby Ross

Ryan Kneedler

Victor Valentine
BUILDING & ZONING COMMITTEE
AUGUST 4, 2022

Bill Meyer

Finding of Fact and Recommendations

Hearing Z22-0051

Petition of Adam Honegger, applicant on behalf of Keith and Joy Honegger, owners of record, requesting Special Use Permits as per §93.023, Section D, Items 28 and 40 of the Madison County Zoning Ordinance in order to have a sales yard and Agritourism Operation on site. Also requesting a variance as per §93.117, Section C, Item 1 in order to have up to 10 square feet of signage instead of the 4 square feet allowed. This is located in an “A” Agricultural District in Edwardsville Township **along Old Troy Road, Glen Carbon, Illinois, County Board District #24, PIN# 14-1-15-25-00-000-012**

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

Members Absent: Sharon Sherrill

A **motion** was made by Cedric Irby and **seconded** by Nicholas Cohan that the petition of Adam Honegger & Keith and Joy Honegger be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for the sole usage of Adam Honegger. Any change of ownership/tenant will require a new Special Use Permit to operate the same types of businesses.
2. The Agritourism Operation must meet the requirements listed in §93.105 AGRITOURISM of the Madison County Zoning Ordinance.
3. The owner shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.
4. Failure to comply with the conditions of the Special Use Permits will cause revocation and immediate removal of the use will be required.

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Adam Honegger, applicant, stated that earlier this year, he and his wife started a small business called “Woven Flower House”, which includes a flower farm set on a small portion of his family’s farm along Old Troy Road, owned by his parents. They used about 2.5 acres along Old Troy Road for field-grown flowers and flower beds. Mr. Honegger said that coming out of Covid lockdown, they had a desire to share beauty and joy with their community by growing flowers. He said for this permit specifically, they applied for the Sales Yard Permit to be allowed to sell flowers and other local products at a farm stand. He said without the Sales Yard Permit, they are only allowed to sell products that they grow on site, which would require them to have a larger farm operation than they intend to have. They want to be able to use the flowers in their arrangements that they buy from other local farmers, and from the flower market in St. Louis, and this Sales Yard Permit would allow them to do that. Mr. Honegger said they would like to offer other local products like honey and eggs at the farm stand. He said for the Agritourism Permit, they would like to offer floral design workshops, farm tours, school fieldtrips, family days, and U-Pick flowers. He said the flower farm is adjacent to his parents’ house, so any concern for safety or traffic would be a concern of theirs as well. He said their plan is to offer these activities on select days and times, and that most activities would require preregistration. Mr. Honegger said they don’t have any plans or desires to become a large-scale operation; **VI.** Mary Goode, ZBA Member, asked how long they have been doing this. Mr. Honegger said they started business this February. Ms. Goode then asked if the Honeggers have been involved in the florist business before. Mr. Honegger stated that his wife has been taking floral design classes, and has been doing flowers for weddings for a number of years for family and friends. Ms. Goode asked if this would be more of a hobby than an income. Mr. Honegger said yes, that he has an “off-farm” job as his primary source of income. Ms. Goode asked to clarify that they do plan on this being a business down the road. Mr. Honegger said yes, that they have gotten a lot of positive

feedback from community members that have stopped at the farm stand already, and there seems to be a lot of interest and excitement about having this in town, so they are hopeful that it will become a business;

VII. Brian Smith, from the Ebbetts Field neighborhood HOA, said the neighbors don't fully understand the request. He said there are a lot of questions about how this is going to impact their neighborhood and the area around them. Mr. Smith said they would like more information on what the Honeggers have planned and how they can get behind this as a neighborhood to support it. Mr. Honegger said he understands the questions that are being brought up, and he put together a document and met with some of the neighbors to try to answer some of their questions. Mr. Honegger said the parcel is 65 acres, and while they have no intention of using the whole 65 acres, the parcel isn't subdivided. He said at most they would be using 5 or 6 acres right off of Old Troy Road;

VIII. A neighboring resident named Mary Beth said she lives right across the street from this property and is also part of the Ebbetts Field HOA, and is trying to gather information. She thinks the flower farm portion sounds lovely, but her concern is with the Agritourism part of the operation. She said there is no guarantee that this won't become something bigger. She wants to know what happens in the future if they are done with the flower farm business and this property is now zoned for agritourism. She asked if that then gives everyone a "free pass" to work within the regulations of agritourism to include camping, fishing, hiking, tours, horseback riding and petting zoos. She also noted that alcohol is allowed on these sites, and said there is no guarantee that this is what it will stay. She expressed concerns for the safety of her children and the other children that live in the surrounding area, and said she doesn't feel that they have enough information. Mary Beth said this starts out as a flower farm, but despite not wanting to expand to a larger operation at this time, what is the guarantee that they couldn't? She feels that there should be plans in place for the granting of this permit. She said they built their home last year and it was going to be their forever home. Ms. Goode asked Mary Beth if there are other operations like this in the area. Mary Beth mentioned Rinkel Farms and Eckerts. She is concerned that there is no guarantee that they won't expand into something larger, like Eckerts, and then there will be bounce houses and rides and the like;

IX. Ms. Goode asked if there would be any way to section off 5 acres of that property to where it could just be used for that. Chris Doucleff, Building & Zoning Department Administrator, said the property would have to be subdivided. Mary Beth said this would make her feel better, because as it stands now, she could look out her driveway, and across the street she could potentially have a camping site. She said it is concerning to think of having to sell her home with that across the street;

X. Mr. Honegger said they started the business this year and are figuring things out. He said while he can't project the future, he can share what his plans are now and what his hopes would be. His vision is no more than 5 or 6 acres. Ms. Goode asked Mr. Honegger if he would entertain a one time split of 5 acres. Mr. Honegger said that it would be up to his parents, as it is their property. Mr. Honegger said the reason they want to apply for the agritourism permit now in order to plan for the future, and they want to offer floral design workshops, educational opportunities, farm tours and U-Pick. He said the only way to be able to do those things is to apply for the agritourism permit. Mr. Honegger said that Rinkel pumpkin farm down the street on Old Troy Road sells pumpkins, but his operation is limited to the pumpkin season. He said the flower farm is unique for this area, and there are other local flower farmers in the area, but mostly they are doing it at their house or they sell only to florists;

XI. Thomas Ambrose, ZBA Member, asked if this special use permit is the only way he can move forward. Mr. Honegger said the special use permit allows them to do the other things they want to do and provide these other products at the farm stand, like eggs and honey, and other flowers they acquire elsewhere. Mr. Ambrose said the neighbors are concerned about different issues. Mr. Honegger said yes, he believes the main concern is the agritourism aspect of the special use permit and how big the operation could get;

XII. Cedric Irby, ZBA Member, asked Mr. Honegger what he would say to the neighbors about this "sky's the limit growth". Mr. Honegger said their vision is 5 to 6 acres right off of Old Troy Road. He said again that his parents live the closest to the operation they are running now with the flower farm and intending to use these permits for. He said safety concerns, how big does it get, how many people are coming, and all other concerns that are valid, are their concerns first and foremost because they live on site. Mrs. Honegger spoke and said she has really enjoyed meeting the community members that have come by, and she would love their farm to be a place where community members and school children are welcome to come, and they can teach them and educate them about what they do, and that is

one unique reason that they would need the agritourism permit, to welcome people onto the farm and discuss what they do; **XIII.** Diane Hoffman, neighboring property owner, said they are ok with the farm stand being there, but their concern is future expansion. She asked what the timing is of that, and if there would be fencing or screening from the parking lot for the residents there. Mr. Honegger said their intention would be to meet the requirements of the special use permit for agritourism, and that they would have those things in place; **XIV.** Kim Osmer, neighboring property owner, said she has a huge amount of respect for Mr. Honegger's parents, and that they helped them a lot when they had a flood in their cul-de-sac. She said her only question is what is going to happen to the water runoff once they start to establish new topography there. She also asked if it is possible to put a large distance between where the houses' backyards end, and where the farm operation starts, since these neighbors have a lot of money in their houses. Mr. Honegger said his parents' parcel extends back along most of the homes in Ebbetts Field, and since it is not part of the flower farm, there is a buffer of several hundred feet. He said any sort of structure of building they put up in the future would be done to code and would meet any requirements for drainage; **XV.** David Nichols, neighboring property owner, said he had questions about the plans, so he went to talk to the Honeggers, and now he completely supports what they are trying to do; **XVI.** Noelle Maxey, Zoning Coordinator, read aloud the following letters that were submitted for the record via email: (1) "Thank you for your time in allowing me to propose my questions related to the application request for Adam Honegger File Number Z22-0051 as I was a resident who received a letter. I will not be able to attend due to prior obligations. However, I wanted to submit my questions ahead of time for the hearing. Can you please explain the current operational intent as well as any other future intent of the use of the land that is now under consideration of being rezoned for agritourism? Are there any drafted plotted plans, drafted designs made ready to review of current or future intent of the considered? Will they be made public for review? While research shows that agritourism has the potential to help revitalize rural economies, educate the public about agriculture, and preserve agricultural heritage operations like this it also increases pollution through traffic emissions, littering, increased sewage production, privacy concerns, increased theft, risk of liability for accidents and noise. What are the plans to mitigate exposure to these risks to the adjacent subdivisions? Will this land be considered commercial, and if minds are changed on how the initial use of the land will be, will there be free will to decide on what it will be used for? What is the effective date of when the agritourism operation will be up and running? What parameters are in place to ensure the privacy of the adjacent subdivision homeowners who will be impacted by this said operation? What is the traffic volume anticipation for said agritourism operation? How will this potentially decrease the value of homes ranging from \$500,000-\$1 million in Ebbetts are well as those adjacent subdivisions? What are the safety precautions being taken for unwanted visitors of the subdivision so close? How will this impact residential taxes? Thank you, Christie Fussell." (2) "Questions and comments regarding ZBA File Number Z22-0051, petition of Adam Honegger. I am concerned about the agritourism operation permit being combined with the sales yard permit. There are no details describing what the agritourism might include, other than mention of farm tours, workshops, or a u-pick operation, or other possible agritourism activities. Farm tours would require some sort of a farm to be erected, or at least a type, or types, of plants, or perhaps animals, to be on the property. Plus, there would be some sort of roads or paths and probably vehicular conveyances necessary. Workshops – would these be held in the sales yard area, or would they require other buildings? U-pick – what types of fruits and/or vegetables would be included? People picking produce would be close to many houses in the adjacent housing areas. There would have to be some sort of procedures for people to get to the produce to be picked, company conveyances, individual vehicles, or foot traffic. This could cause noise, and various disruptions to people who live there. There might be a concern about security of homes. Or other possible allowable agritourism activities – what might these be? The referenced 93.105 agritourism, section A, presents a list of possible things, including camping and picnicking, wagon/sleigh rides, and petting zoo. Hours of operation says shall be 7:00 a.m. to 7:00 p.m. Monday through Sunday. The petition mentions "a thriving and beautiful flower farm with selected agritourism activities will boost the value and allure of the neighborhood." This depends upon many factors, only one of which is flowers past their prime may not be beautiful. I believe that there needs to be a detailed plan describing the agritourism operation before a special use permit can be considered for it. From Joseph Michlitsch, owner of adjacent property."; **XVII.**

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Ms. Maxey said, just to remind the zoning board, they do have the ability to approve one of the special use permits and not the agritourism one, just to let them know all of their options.

Roll-call vote.

Ayes to the motion: Nicholas Cohan, George Ellis, Mary Goode

Nays to the motion: Thomas Ambrose, Cedric Irby

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: Z22-0051

Meeting Date: July 26, 2022

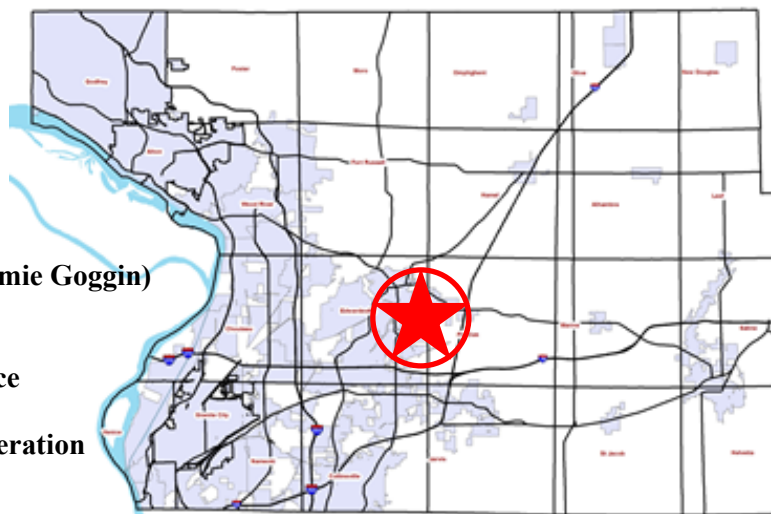
From: Noelle Maxey
Zoning Coordinator

Location: Old Troy Road
Glen Carbon, Illinois
County Board District #24 (Jamie Goggin)
PIN: 14-1-15-25-00-000-012

Zoning Request: Special Use Permits & Variance

Description: Sales Yard & Agritourism Operation
Sign Size

Attachments: Attachment “A” – Letters from Adjacent Property Owners
Attachment “B” – Letter from Applicants after Zoning Board Meeting
Attachment “C” – Letters of Support



Proposal Summary

The applicants are Adam and Lyndi Honegger, on behalf of Keith and Joy Honegger, owners of record. The applicants are requesting Special Use Permits (SUP) as per §93.023, Section D, Items 28 and 40 of the Madison County Zoning Ordinance in order to operate a Sales Yard and Agritourism Operation on site. They are also requesting a variance as per §93.117, Section C, Item 1 in order to have up to 10 square feet of signage instead of the 4 square feet allowed. The subject property is zoned “A” Agricultural District and is located in Edwardsville Township along Old Troy Road, Glen Carbon, County Board District #24. In order for this request to be permitted, the ZBA must review and approve the application as per §93.176, Section A, Item 2 of the Madison County Zoning Ordinance.

Planning & Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

Direction	Land Use	Zoning
North	Row Crops/Residential Subdivision	“A” Agricultural/City of Edwardsville
South	Residential Subdivision	Village of Glen Carbon
East	Row Crops	“A” Agricultural
West	Residential Subdivision	Village of Glen Carbon

- *Zoning History* – There have been no other zoning requests on the property in the past, and there are no outstanding violations.
- *SUPs for Sales Yard and Agritourism Operation; Variance for Sign Size* – The applicants are requesting a Special Use Permit for a sales yard to sell produce and flowers grown on the property and other properties in the county at a farm stand. The applicants are proposing to have year-round produce and/or flowers at the farm stand. For this use, the applicants are also requesting a variance to have a sign up to 10 sq ft in size, rather than the maximum 4 sq ft allowed with a Special Use

Permit in Agricultural Districts. Finally, the applicants are requesting a Special Use Permit to operate an Agritourism Operation on site in the future that may include a u-pick operation. The applicants are currently planning to only have a sales yard and farm stand and expand into an Agritourism Operation sometime in the future. Staff suggested the applicants include the Agritourism Operation request along with the other two requests so that they will not have to go through the zoning hearing process again in the future to get another Special Use Permit. See page 4 for the site plan and page 5 for site photos. The ZBA may consider the impacts that the proposed commercial activity and additional traffic volume would have on the surrounding area.

Staff Review

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

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

Conditions of Approval

1. This Special Use Permit is granted for the sole usage of Adam and Lyndi Honegger. Any change of ownership/tenant will require a new Special Use Permit to operate the same types of businesses.
2. The Agritourism Operation must meet the requirements listed in §93.105 AGRITOURISM of the Madison County Zoning Ordinance.
3. The owner shall keep the property in compliance with all Madison County Ordinances, including but not limited to the Madison County Zoning Ordinance.
4. Failure to comply with the conditions of the Special Use Permits will cause revocation and immediate removal of the use will be required.

Standard of Review for Special Use Permits

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

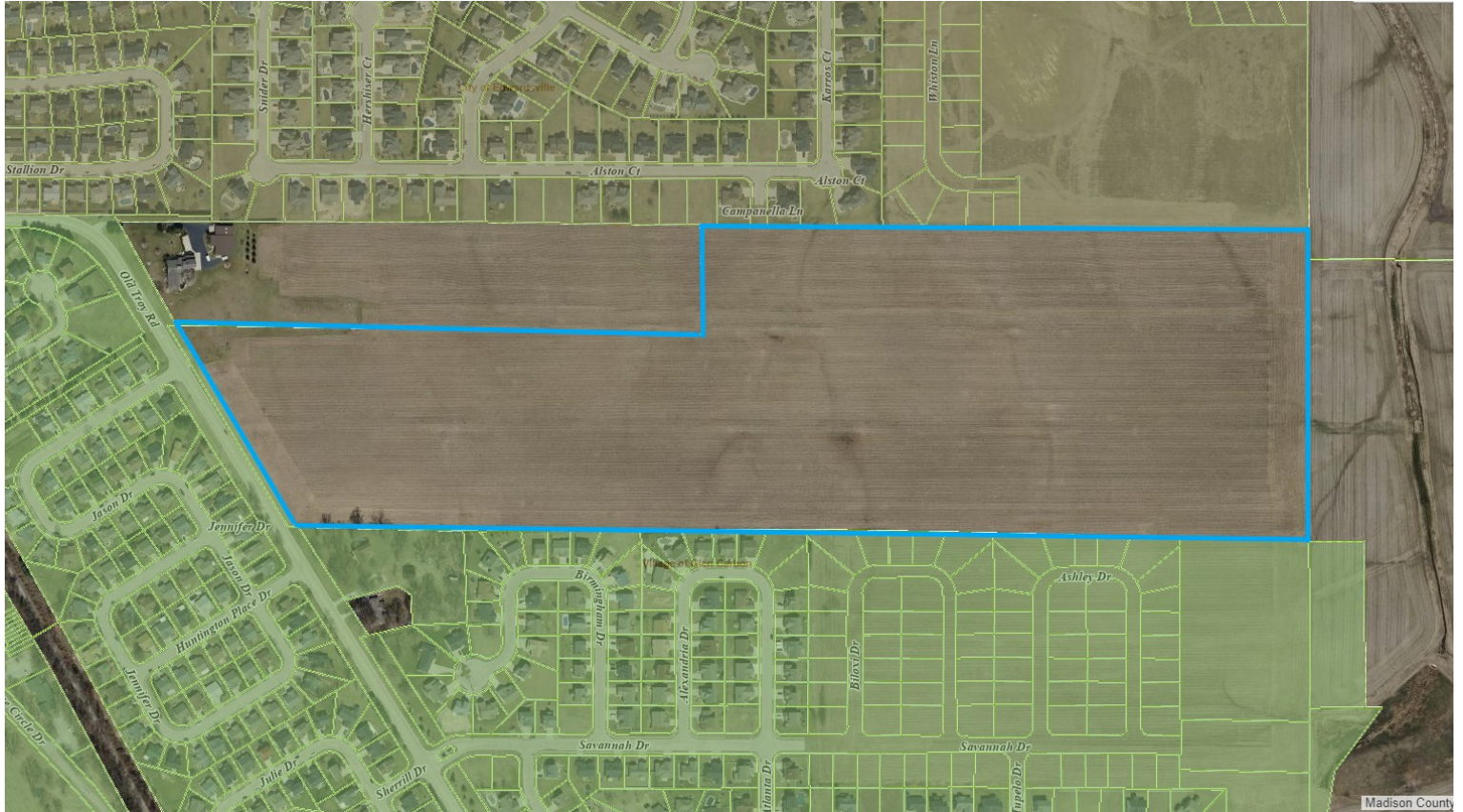
1. The effect the proposal would have on the county comprehensive plan;
2. The effect the development would have on schools, traffic, streets, shopping, public utilities, and adjacent properties;
3. Whether the application is necessary for the public convenience at that location;
4. In the case of an 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.

Standards of Review for Variances

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

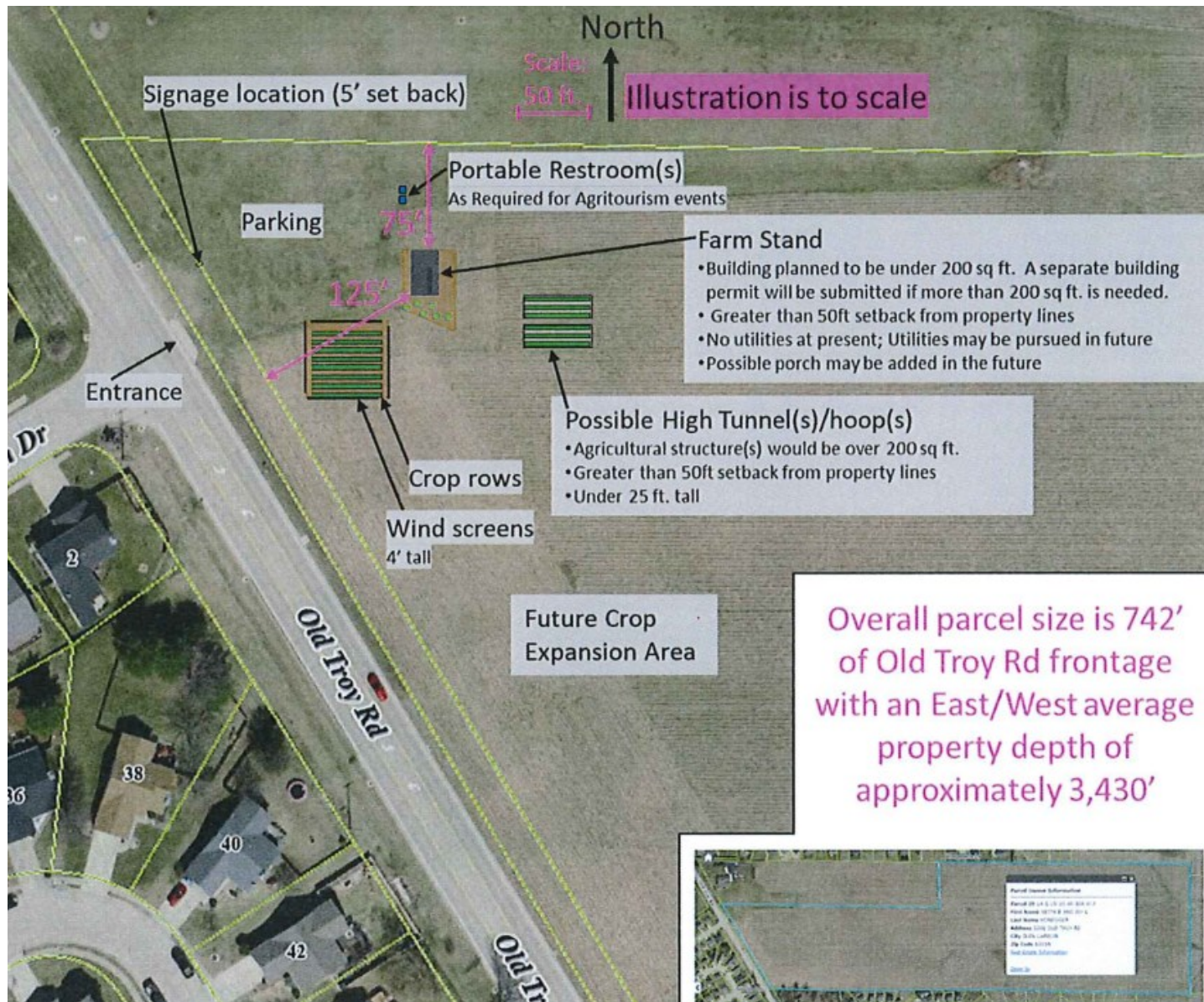
1. That there are special circumstances or conditions as fully described in the findings, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to the land or buildings in the surrounding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

Aerial Photograph



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

Site Plan



Site Photographs



Narrative Statement

Dear Zoning Board of Appeals,

My wife and I are the founders of a new farm and florist business start-up. I am requesting a sales yard and agritourism special use permit (SUP) to allow for the sale of flowers and other items not grown or produced on the property to be sold at our farm stand in order to supplement our own farm products. It is our intention that all items for sale will fit in with the essential character of an agricultural district and farm stand. Additionally, the sales yard special use permit will allow for year-round sales and a pick-up location for customers of the florist side of the business outside of the farm growing season.

Along with the sales yard SUP, I am also requesting an allowance for a year-round yard sign to support the year-round functioning of the farm stand. The year-round signage will conform to the size regulations set forth in §93.121 TEMPORARY SIGNS. Namely; no more than ten (10) square feet of signage, with each sign not exceeding four feet (4') in width or four feet (4') in height.

As the business grows, we plan to offer certain agritourism activities such as farm tours, workshops, U-pick, or possible other allowable agritourism activities per §93.105 AGRITOURISM. Prior to offering our first agritourism activity, we will be in compliance with the requirements of §93.105 AGRITOURISM.

Please see my below responses that help address the considerations laid out in the Standard of Review:

- It is my belief that the requested SUP as outlined above should have minimal impact on the county comprehensive plan.
- Traffic increases from the approval of the SUP should be minimal with the majority of customers projected to be frequent travelers of Old Troy Rd prior to the establishment of the business or the approval of the SUP. Adjacent properties will experience minimal impact from the approval of the SUP because the farm acreage and the required setbacks establish appropriate buffers.
- The SUP increases public convenience by providing customers, particularly local residents, a wider range of local product options and farm activities at the farm.
- Public safety is a key consideration in all of our planning and implementation of this SUP.
- A thriving and beautiful flower farm with selected agritourism activities will boost the value and allure of the neighborhood. Many local residents that we've spoken to are excited about the business and eager to watch it grow.
- The approval of the SUP will enable the business to enrich the essential character of the agricultural district by allowing customers to buy quality products grown and made by other small businesses and local producers. Additionally, farm tours and agritourism activities further enhance the essential character of the agricultural district by allowing neighbors to enjoy and experience the farm in person.

Thank you for your consideration,

Adam Honegger

Attachment “A” – Letters from Adjacent Property Owners

Thank you for your time in allowing me to propose my questions related to the application request for Adam Honegger File Number Z22-0051 as I was a resident who received a letter. I will not be able to attend due to prior obligations. However, I wanted to submit my questions ahead of time for the hearing.

- 1) Can you please explain the current operational intent as well as any other future intent of the use of the land that is now under consideration of being rezoned for "Agritourism"?
- 2) Are there any drafted plotted plans, drafted designs made ready to review of current or future intent of the considered? Will they be made public for review?
- 3) While research shows that agritourism has the potential to help revitalize rural economies, educate the public about agriculture, and preserve agricultural heritage operations like this it also increases pollution through traffic emissions, littering, increased sewage production, privacy concerns, increased theft, risk of liability for accidents and noise. What are the plans to mitigate exposure to these risks to the adjacent subdivisions (Ebbets, Savannah Crossing, Hunters Point, and Hawthorne Estates)?
- 4) Will this land be considered "Commercial" and if minds are changed on how the initial use of the land will be, will there be free will to decide on what it will be used for?
- 5) What is the effective date of when the Agritourism Operation will be up and running?
- 6) What parameters are in place to ensure the privacy of the adjacent subdivision homeowners who will be impacted by this said operation?
- 7) What is the traffic volume anticipation for said Agritourism Operation?
- 8) How will this potentially decrease the value of homes ranging from \$500 - \$1M in Ebbets as well as those adjacent subdivisions (Savannah Crossing, Hawthorne Estates, Hunters Crossing)?
- 9) What are the Safety precautions being taken for unwanted visitors of the subdivision so close?
- 10) How will this impact residential taxes?

Thank you
Christie Fussell

Questions and comments regarding Z.B.A. File Number Z22-0051, petition of Adam Honegger

I am concerned about the agritourism operation permit being combined with the sales yard permit. There are no details describing what the agritourism might include, other than mention of farm tours, workshops, or a u-pick operation, or other possible agritourism activities.

Farm tours would require some sort of a farm to be erected, or at least a type, or types, of plants, or perhaps animals, to be on the property. Plus, there would be some sort of road(s) or paths, and probably vehicular conveyances necessary.

Workshops: Would these be held in the sales yard area, or would they require other buildings?

U-pick: What types of fruits and/or vegetables would be included? People picking produce would be close to many houses in the adjacent housing areas. There would have to be some sort of procedures for people to get to the produce to be picked – company conveyances, individual vehicles, or foot traffic. This could cause noise, and various disruptions to people who live there. There might be a concern about security of homes.

Or other possible allowable agritourism activities: What might these be? The referenced §93.105 Agritourism, section A, presents a list of possible things, including “camping and picnicking, wagon/sleigh rides, and petting zoo. Section G, (1) Hours of operation, says “...hours of operation shall be 7:00 a.m. to 7:00 p.m, Monday through Sunday...”

The petition mentions “A thriving and beautiful flower farm with selected agritourism activities will boost the value and allure of the neighborhood.” This depends upon many factors, only one of which is flowers past their prime may not be beautiful.

I believe that there needs to be a detailed plan describing the agritourism operation before a special use permit can be considered for it.

From Joseph Michlitsch, owner of adjacent property

Attachment “B” – Letter from Applicants after Zoning Board Meeting

7/27/2022

Dear Zoning Board and Committee,

We are Adam and Lyndi Honegger, and in February of this year we started a new farm and florist small business (Woven Flower House, LLC). Our flower farm is set on a small portion of the Honegger family farm along Old Troy Road in Glen Carbon. We set aside 2.5 acres along Old Troy Road that we planted in a cover crop, field grown flowers, and flower beds. Currently, our flower beds for market occupy less than ¼ acre with most of the 2.5 acres being planted with clover for beneficial pollinators and with cosmos and sunflowers for the enjoyment of all who travel on Old Troy Road.

We have been growing and selling flowers from our farm stand for the last few months. In order to increase our sources of revenue and to plan for the future, we are requesting sales yard and agritourism special use permits (SUP). The sales yard permit will allow us to keep our flower farm operation a manageable size (as parents of three young children) and still offer for sale at our farm stand a wider selection of flowers and other local products than we are able to produce on-site. Additionally, without the sales yard permit, a farm stand can only be temporary. The sales yard permit will allow us to have year-round sales and for a year-round pick-up location for customers of the florist side of the business.

In our research, we were encouraged to learn that Illinois has passed legislation regarding farm land that states “it is the declared policy of the State to conserve, protect and to encourage the development and improvement of its agricultural lands for the production of food and other agricultural products” (505 ILCS 5/ and 740 ILCS 70/). In line with this Illinois policy, and with a long history of farming in our family, we are excited as the next generation, to transition a few acres of the family farm into our flower farm operation as we work to develop, improve, and diversify the farm.

Along with the sales yard SUP, we are also requesting an allowance for a year-round yard sign to support the year-round functioning of the farm stand. The year-round signage will conform to the size regulations set forth in §93.121 TEMPORARY SIGNS. Namely; no more than ten (10) square feet of signage, with each sign not exceeding four feet (4') in width or four feet (4') in height.

As our business grows, it is our desire to offer selected agritourism activities such as educational farm tours, workshops, and U-pick flowers. Our long-term vision for a successful flower farm operation could occupy around 6 acres (see Figure 1 below). The majority of flower farms in the United States are 5 acres or less, and we see our own operation fitting into this size as well. We have talked with some neighbors who have expressed concern about the open-ended nature of an agritourism permit because of the size of the whole farm parcel (65 acres). As we share our vision with the neighbors, many who were initially concerned are relieved to hear that our long-term vision is for a small-scale operation on the 6 acres along Old Troy Road. This area of the farm parcel is hundreds of yards away from the nearest neighbors in the adjoining subdivisions who have raised concerns. It has been encouraging to hear from many more neighbors, customers, and community residents who are very excited for our new business and for a flower farm in the community that they could visit if the agritourism permit is approved. Prior to offering our first agritourism activity, we will be in compliance with the requirements of §93.105 AGRITOURISM.

Please see our responses below that help address the considerations laid out in the Standard of Review:

- It is our belief that the requested SUP as outlined above should have minimal impact on the county comprehensive plan because it does not impact the existing land use designation of agricultural land. The SUP will only enhance the agricultural land by opening up more options for revenue while also staying true to the declared policy of the State of Illinois to conserve, protect and to encourage the development and improvement of its agricultural lands for the production of food and other agricultural products.
- Traffic increases from the approval of the SUP should be minimal with the majority of customers projected to be frequent travelers of Old Troy Rd already prior to the establishment of the business or the approval of the SUP (i.e. local residents). Additionally, for agritourism, the activities that we plan to offer will occur on selected days and times and will often require pre-

registration. Many activities like farm tours and workshops will be limited in number to allow for personal interaction and a manageable group size. Adjacent properties should experience minimal impact from the approval of the SUP because of their distance from the planned activities (neighbors' homes on adjoining properties are hundreds of yards away from the flower farm; the Honegger home which is Adam's parents' home is over 100 yards away).

- The SUP will increase public convenience by providing customers, particularly local residents and children, a wider range of local product options and fun, educational farm activities.
- Public safety is an important consideration in all of our planning and implementation of this SUP. As an example, our flower bed walkways are wider than most flower farms, and we used cedar mulch to provide a cushioned, dry, and aesthetically pleasing walkway even in wet weather. Additionally, with Adam's parents living adjacent to the flower farm and with the other surrounding properties in mind, safety and security are a primary consideration for us. This is one reason that the agritourism activities we plan to offer will be on selected days and times.
- A thriving and beautiful flower farm with selected agritourism activities will boost the value and allure of the neighborhood and offer a place to build community connections. Many local residents that we've spoken to are excited about the business and eager to watch it grow. Additionally, our perennial plant root systems will provide increased on-site water infiltration year-round and improve erosion control for our precious topsoil.
- The approval of the SUP will enable the flower farm to enrich the essential character of the agricultural district by allowing quality products grown and made by other small businesses and local producers to be sold at our farmstand. Additionally, farm tours and agritourism activities further enhance the essential character of the agricultural district by allowing neighbors to enjoy and experience the farm in person and for schools to have a local flower farm to visit.

Thank you for your consideration,

Adam & Lyndi Honegger

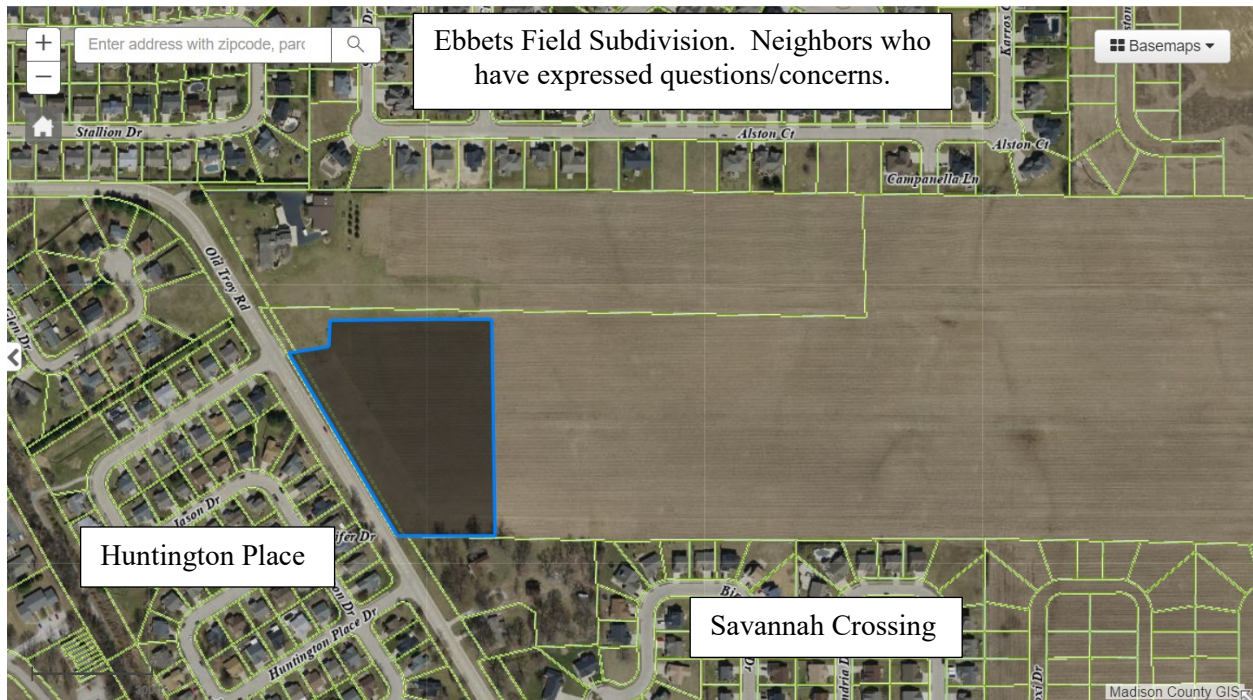


Figure 1: Blue Highlight Shows the 6-acre Area that is the Envisioned Best-Case Scenario for the Flower Farm

Figures 2-6 below are photos of the flower farm. Figure 7 is a schematic of potential future improvements for the flower farm.



Figure 2. Entrance



Figure 3. Parking Area Looking North



Figure 4. Parking Area Looking South



Figure 5. Crop rows enclosed by wind fence



Figure 6. Future crop expansion area. (Currently clover and cosmos flowers)



Figure 7. Farm Plot Plan

[Agenda Top](#)

Attachment “C” – Letter of Support

We were excited to hear of the opportunity being discussed and decided regarding the Woven Flower Farm in Glen Carbon.

We have been enjoying a fresh bouquet of beautiful flowers from Woven since they opened their doors earlier this year.

As Madison County residents we were especially excited when the farm stand opened in Glen Carbon allowing us to just run by and grab the bouquet of our choice for an excellent price. The possibility of this small business growing and offering more goods delights us.

We grew up in the Mom & Pop era when small businesses like this were plentiful. It would be a welcome addition to this community to see the Woven Family Farm flourish for years to come.

Sincerely,
John & Mary Kuhlman

Dear Madison County Zoning Coordinator,

I am writing to voice my avid support for Woven Flower Farm's expansion and permit request. It is a joy to drive by this flower stand/farm and be able to stop and purchase a beautiful bouquet of flowers. I have been a customer for many months. I am excited about the opportunities that hopefully will be available to those of us who live in Madison County as a result of this wonderful small business.

I hope to hear that they have received final approval for their requested permit.

Respectfully,

Kathy Whitworth
Madison County Resident

RESOLUTION – Z22-0052

WHEREAS, on the 26th day of July 2022, a public hearing was held to consider the petition of Michael Carlson, applicant on behalf of Justin and Margaret Litteken, owners of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct an attached garage addition that will be 26 feet from the south property line instead of the required 50 feet. This is located in an “A” Agricultural District in Pin Oak Township at 8759 Maple Grove Road, Edwardsville, Illinois, County Board District #11, PIN# 10-2-16-27-00-000-013; 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 Michael Carlson, on behalf of Justin and Margaret Litteken, 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

Ryan Kneedler

Bill Meyer

s/ Nick Petrillo
Nick Petrillo

Robert Pollard

s/ Bobby Ross
Bobby Ross

Victor Valentine

BUILDING & ZONING COMMITTEE
AUGUST 4, 2022

Finding of Fact and Recommendations

Hearing Z22-0052

Petition of Michael Carlson, applicant on behalf of Justin and Margaret Litteken, owners of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct an attached garage addition to an existing home that would be 26 feet from the south property line instead of the required 50 feet. This is located in an “A” Agricultural District in Pin Oak Township at 8759 Maple Grove Road, Edwardsville, Illinois, County Board District #11, PIN# 10-2-16-27-00-000-013

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

Members Absent: Sharon Sherrill

A **motion** was made by Mary Goode and **seconded** by Nicholas Cohan that the petition of Michael Carlson & Justin and Margaret Litteken be as follows: **Approved.**

The Finding of Fact of the Board of Appeals: **I.** The zoning file, staff report, and Madison County Code of Ordinances were submitted for the record; **II.** The notice of public hearing was posted on the property in accordance with the terms of the ordinance **III.** The legal notice appeared in the newspaper and meets the requirements of the ordinance for publication; **IV.** The adjoining property owners were notified by mail of the time, date, and location of the public hearing; **V.** Justin Litteken, property owner, stated that they bought this property in December, and to the northeast of it is Fawn Meadows subdivision, which is a nice newer subdivision with concrete streets and bigger houses. He said they are just looking to help increase the aesthetics of their house and help keep property values up. Mr. Litteken said currently there is an old white shed on the property that’s dilapidated, so they are looking to add the addition straight onto the house to give access right into the house, to not worry about running out into the rain.

Roll-call vote.

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

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: Z22-0052

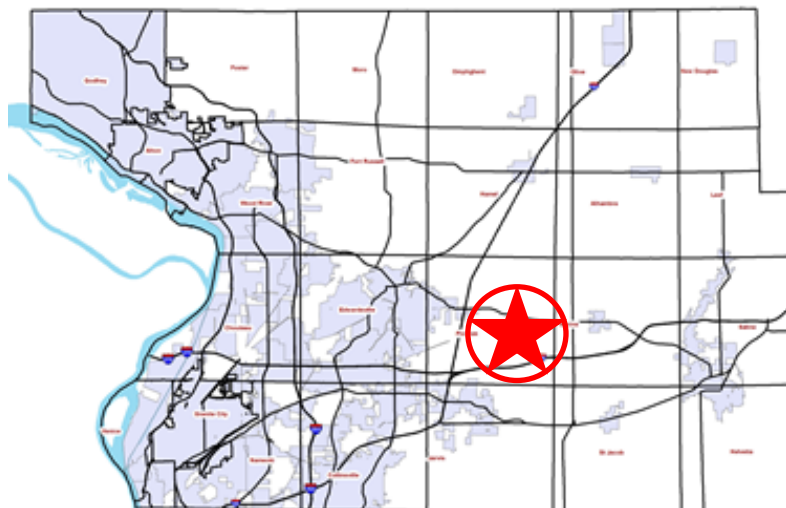
Meeting Date: July 26, 2022

From: Noelle Maxey
Zoning Coordinator

Location: 8759 Maple Grove Road
Edwardsville, Illinois
County Board District #11 (Dalton Gray)
PIN: 10-2-16-27-00-000-013

Zoning Request: Variance

Description: Primary Structure Setback



Proposal Summary

The applicant is Michael Carlson, applicant on behalf of Justin and Margaret Litteken, owners of record. The subject property is zoned “A” Agricultural District and is located in Pin Oak Township at 8759 Maple Grove Road, Edwardsville, County Board District #11. The applicant is requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct an attached garage addition to an existing single-family dwelling that would be 26 feet from the south 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 & Zoning Considerations

- *Land Use and Zoning of Surrounding Properties*

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

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

- *Variance for Primary Building Setback* – The applicant is requesting to construct an attached garage addition to an existing single-family dwelling that would be 26 feet from the south property line instead of the required 50 feet. See page 4 for site photos and page 5 for the site plan and building proposal. The property owners state in the narrative statement on page 6 that due to the wide right-of-way for Maple Grove Road, the corner of the attached garage addition will only be 26 feet from the south property/right-of-way line, but it would still be 50 feet from the edge of the roadway, and therefore it will not affect sight distance from the road.

Staff Review

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

1. In the past 15 years, there have been over 70 variance requests for the setback of a primary structure. Of those, 9 were denied, while the rest were approved.
2. The below Standards of Review for Variances should be taken into consideration for this request. The ZBA has the authority to add conditions of approval to the variance request or recommend denial of the request if the ZBA feels it does not meet the below Standards or Review.
3. Public input during the hearing has value and should be considered by staff and the ZBA when making a recommendation. Staff will provide a formal recommendation based on the outcome of the public hearing.

Standards of Review for Variances

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

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

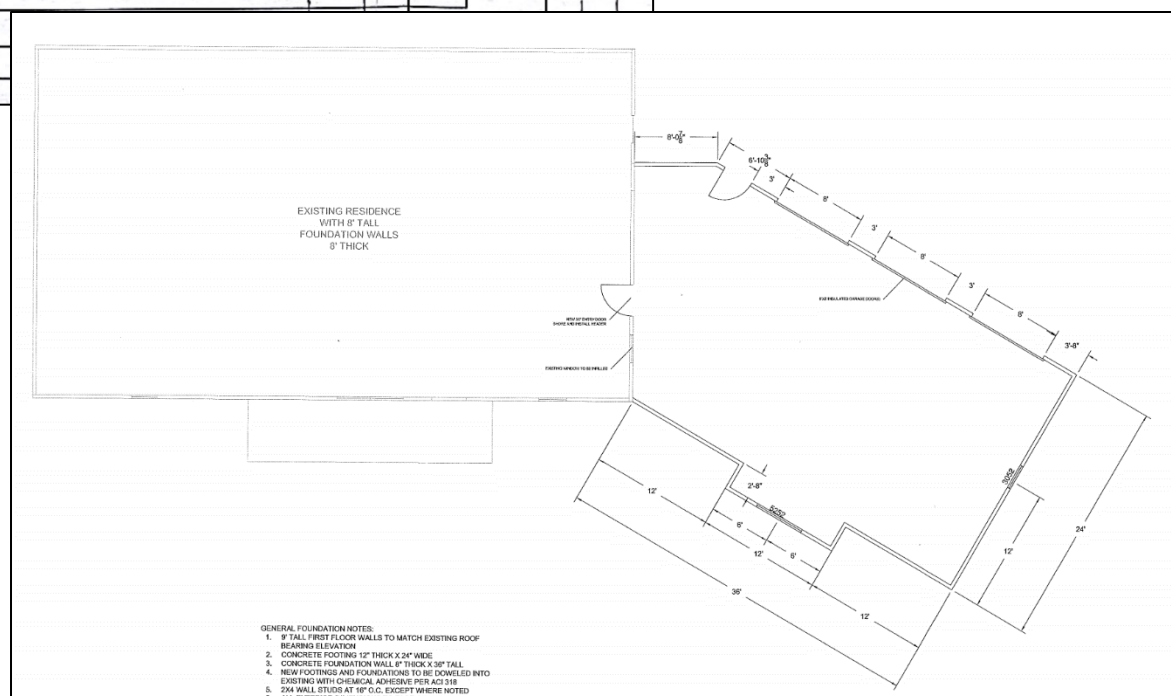
Aerial Photograph



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

Site Photos





Narrative Statement

6/21/22

Ms. Noelle Maxey
Madison County Zoning Board
157 N. Main St. Suite 254
Edwardsville, IL, 62025
(618) 296-4468
zoning@co.madison.il.us

RE: Variance Request at 8759 Maple Grove Rd.

Ms. Maxey,

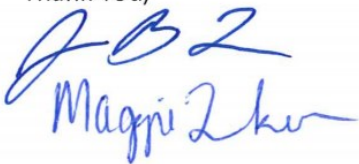
Please find attached site plan and additional supporting documents for a variance request at 8759 Maple Grove Rd. (Parcel # is 10-2-16-27-00-000-013)

We have recently purchased this home and wish to upgrade the existing garage (a dilapidated, detached pole barn structure) with a new attached garage constructed to blend in aesthetically to additional house. With the construction of Fawn Meadows subdivision to the Northeast, we would like to do a garage oriented both to increase the aesthetic of our property adjacent to the neighborhood and allow for a safer play area for kids behind the garage and away from the high-speed traffic on Maple Grove Rd.

Our property is zoned Agricultural and has a large setback from Maple Grove Road which causes the planned addition to be less than the 50' requirement from our front property line. The closest point of the planned garage to the front property line will be 26' away, however from the planned garage edge to Maple Grove Road edge of pavement is 50'. This variance will have a minimal impact on any adjacent neighbors, being that the Fawn Meadows neighborhood entrance is the eastern border property. The garage addition will still be 50' from the edge of Maple Grove, thereby not encroaching on any site distance for approaching vehicles.

We appreciate your consideration of our request for this variance.

Thank You,

A handwritten signature in blue ink, appearing to read "JB2" followed by "Maggie Litteken".

Justin and Maggie Litteken
8759 Maple Grove Rd.
Edwardsville, IL, 62025

SUMMARY REPORT OF CLAIMS AND TRANSFERS
July 2022

Mr. Chairman and Members of the County Board:

Submitted herewith is the Claims and Transfers Report for the month of July 2022 requesting approval.

	Payroll 07/08/2022, 07/22/2022	Claims 07/01-31/2022
GENERAL FUND	\$ 2,574,947.62	\$ 821,982.35
SPECIAL REVENUE FUND	1,443,459.71	5,104,511.90
SPECIAL REVENUE FUND - ARPA	-	22,314.55
DEBT SERVICE FUND	-	-
CAPITAL PROJECT FUND	-	58,839.06
ENTERPRISE FUND	43,364.74	80,340.44
INTERNAL SERVICE FUND	30,004.20	1,906,834.71
COMPONENT UNIT	-	-
GRAND TOTAL	\$ 4,091,776.27	\$ 7,994,823.01

FY 2022 EQUITY TRANSFER

FROM/

Special Revenue Fund/

Mental Health

TO/

Special Revenue Fund/

Child Advocacy Center \$ 33,066.80

FY 2022 BUDGET TRANSFER

FROM/

Capital Project Fund/

Annex Renovation

TO/

Capital Project Fund/

Clay Street \$ 10,000.00

s/ David Michael

David W. Michael

Madison County Auditor

August 17, 2022

s/ Erica Harriss

s/ Robert Pollard

s/ John E. Foster

s/ Ryan Kneedler

s/ Chris Guy

s/ Jamie Goggin

FINANCE & GOVERNMENT OPERATIONS COMMITTEE

AUGUST 12, 2022

**IMMEDIATE EMERGENCY APPROPRIATION FOR THE IMPLEMENTATION OF KARPEL
CASE MANAGEMENT SYSTEM**

WHEREAS, the Fiscal Year 2022 Budget for the Madison County State's Attorney's Office has been duly adopted by the County Board; and,

WHEREAS, it has been determined that there are immediate necessary expenditures of \$61,875 that will be incurred for the implementation of Karpel Solutions case management system for the State's Attorney's Office; and

WHEREAS, said expenditures were not provided for in the State's Attorney's Fiscal Year 2022 Budget and are necessary to prevent disruption of the essential services provided to the public by the State's Attorney's Office; and

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

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2022 Budget be increased by \$61,875 for the purchase and implementation of Karpel Solutions case management system the State's Attorney – Administration budget in the General Fund.

Respectfully Submitted,

s/ Erica Harriss

s/ Robert Pollard

s/ John E. Foster

s/ Ryan Kneedler

s/ Jamie Goggin

s/ Chris Guy

**FINANCE & GOVERNMENT OPERATIONS COMMITTEE
AUGUST 11, 2022**

IMMEDIATE EMERGENCY APPROPRIATION

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

WHEREAS, subsequent to the adoption of said budget, the County has received a grant in the amount of \$5,450 entitled the Self-Represented Litigant Coordinator program, with the purpose of creating and overseeing domestic violence services related to drafting plenary orders at the Order of Protection and Stalking No Contact dockets and outreach programs; and

WHEREAS, the Illinois Supreme Court Commission Access to Justice has authorized funds of \$5,450, with the County providing no matching funds; and

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

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2022 budget for the County of Madison be increased by \$5,450 in the fund established as the 2023 SRL – Orders of Protection Grant.

Respectfully Submitted,

s/ Erica Harriss

s/ Robert Pollard

s/ John E. Foster

s/ Ryan Kneedler

s/ Jamie Goggin

s/ Chris Guy

FINANCE & GOVERNMENT OPERATIONS COMMITTEE

AUGUST 11, 2022

IMMEDIATE EMERGENCY APPROPRIATION

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

WHEREAS, subsequent to the adoption of said budget, the County has received a grant in the amount of \$8,500 entitled the Self-Represented Litigant Coordinator program with the purpose of overseeing the foreclosure mediation program; and

WHEREAS, the Illinois Supreme Court Commission Access to Justice has authorized funds of \$8,500, with the County providing no matching funds; and

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

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2022 budget for the County of Madison be increased by \$8,500 in the fund established as the 2023 SRL – Foreclosure Mediation Grant.

Respectfully Submitted,

s/ Erica Harriss

s/ Robert Pollard

s/ John E. Foster

s/ Ryan Kneedler

s/ Jamie Goggin

s/ Chris Guy

FINANCE & GOVERNMENT OPERATIONS COMMITTEE

AUGUST 11, 2022

IMMEDIATE EMERGENCY APPROPRIATION

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

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

WHEREAS, the Child Advocacy Centers of Illinois has authorized funds in the amount of \$353,526 with the County providing no additional matching funds; and

WHEREAS, the agreement provides a grant period of July 1, 2022 through June 30, 2023, any amount not expended in Fiscal Year 2022 will be re-appropriated for the remaining grant period in Fiscal Year 2023;

NOW, THEREFORE, BE IT RESOLVED by the County Board of the County of Madison that pursuant to Chapter 55, Section 5/6 - 1003, Illinois Compiled Statutes that this immediate emergency appropriation be hereby adopted whereby the Fiscal Year 2022 Budget for the County of Madison be increased by \$353,526 in the account established as 2023 Child Advocacy Center – VOCA Grant fund.

Respectfully Submitted,

s/ Erica Harriss

s/ Robert Pollard

s/ John E. Foster

s/ Ryan Kneedler

s/ Jamie Goggin

s/ Chris Guy

FINANCE & GOVERNMENT OPERATIONS COMMITTEE

AUGUST 11, 2022

RESOLUTION

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

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

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

THEREFORE, Your Finance and Government Operations Committee recommends the adoption of the following resolution.

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

ADOPTED by roll call vote this 17th day of August, 2022.

ATTEST:

County Clerk

County Board Chairman

Submitted by,

s/ Chris Guy

s/ Robert Pollard

s/ Erica Harriss

s/ Eric Foster

s/ Ryan Kneedler

s/ Jamie Goggin

FINANCE & GOVERNMENT OPERATIONS COMMITTEE

AUGUST 11, 2022

RES#	Account	Type	Account Name	Parcel#	Total Collected	County Clerk	Auctioneer	Recorder/ Sec of State	Agent	Misc/ Overpmt	Treasurer
08-22-001	1221271	SAL	FABLE RUSHING	22-2-19-13-14-301-020.	810.00	0.00	0.00	60.00	450.00	0.00	300.00
08-22-002	1221589	SAL	GINA S. SLAYTON	23-2-08-06-13-304-006.	810.00	0.00	0.00	60.00	450.00	0.00	300.00
Totals					\$1,620.00	\$0.00	\$0.00	\$120.00	\$900.00	\$0.00	\$600.00

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

Committee Members

AN **AMENDED RESOLUTION AUTHORIZING THE SUBMISSION OF THE
2023 EMERGENCY SOLUTIONS GRANT APPLICATION FOR THE
COUNTY OF MADISON, ILLINOIS**

WHEREAS, the Emergency Solutions Grant's (ESG) objective is to assist people in quickly regaining stability in permanent housing after experiencing a housing crisis and/or homelessness;

WHEREAS, the ESG can be used for street outreach, emergency shelter and supportive services, homeless prevention, rapid re-housing, Homeless Management Information Systems (HMIS) and administrative costs;

WHEREAS, the goals of the ESG grant is to broaden existing homelessness prevention activities, emphasize rapid rehousing programs and to help participants to quickly regain or obtain stability in permanent housing after experiencing homelessness;

WHEREAS, the County of Madison, Illinois has designated the Community Development Department to administer this grant and to prepare the required monthly, quarterly, and annual reports for the Illinois Department of Human Services;

WHEREAS, the Madison County Community Development Department is the local administering agency for the Madison County Emergency Solutions Grant; and

WHEREAS, it is necessary to submit to the Illinois Department of Human Services a grant application detailing the projected use of the 2023 Emergency Solutions Grant funds

WHEREAS, this Resolution supersedes the resolution approved July 5, 2022; and,

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County, Illinois, That the County Board hereby authorizes the submission of the 2023 annual Emergency Solutions Grant application in the amount of approximately **\$185,921.00** for the County of Madison, Illinois, to the Illinois Department of Human Services; and

BE IT FURTHER RESOLVED that the County Board hereby directs and designates the Community Development Department to act as the County's authorized representative in connection with the Emergency Solutions Grant Program and to provide such additional information to the Illinois Department of Human Services as may be required.

Respectfully submitted,

s/ John Eric Foster
John Eric Foster, Chairman

s/ Judy Kuhn
Judy Kuhn

s/ Bruce Malone
Bruce Malone

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

s/ Bill Meyer
Bill Meyer

s/ Stacey Pace
Stacey Pace

s/ Erica Harriss
Erica Harriss

s/ Denise Wiehardt
Denise Wiehardt

s/ Liz Dalton
Liz Dalton

**GRANTS COMMITTEE
AUGUST 1, 2022**

**RESOLUTION AUTHORIZING A ONE YEAR CONTRACT BETWEEN MADISON COUNTY
AND THE LEADERSHIP COUNCIL OF SOUTHWESTERN ILLINOIS**

WHEREAS, it is believed that a continuing relationship between Madison County and the Leadership Council of Southwestern Illinois is beneficial to the continued economic development effort of the County; and

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois, that the County Board Chairman be hereby directed and designated to execute a contract with the Leadership Council of Southwestern Illinois for the sum of \$30,000, to be payable in two (2) payments of \$15,000 each. The term of the contract will be July 1, 2022 through June 30, 2023.

s/ John Eric Foster
John Eric Foster, Chair

s/ Chris Guy
Chris Guy, Chair

s/ Judy Kuhn

Judy Kuhn

s/ Eric Foster

Eric Foster

s/ Bruce Malone
Bruce Malone

s/ Robert Pollard

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

s/ Erica Harriss

Erica Harriss

s/ Bill Meyer

Bill Meyer

Gussie Glasper

s/ Stacey Pace

Stacey Pace

s/ Jamie Goggin

Jamie Goggin

s/ Erica Harriss

Erica Harriss

s/ Ryan Kneedler
Ryan Kneedler

s/ Denise Wiehardt
Denise Wiehardt

FINANCE AND GOVERNMENT OPERATIONS
AUGUST 11, 2022

s/ Liz Dalton

Liz Dalton

GRANTS COMMITTEE
AUGUST 1, 2022

**A RESOLUTION CONCERNING COMPENSATION FOR THE
MADISON COUNTY PUBLIC DEFENDER**

WHEREAS, in accordance with 55 ILCS 5/3-4007, if the Public Defender is employed full-time, his annual compensation must be at least 90 percent of the State's Attorney annual compensation; and

WHEREAS, in July 2022, the State's Attorney annual compensation increased due to a Cost of Living Allowance (COLA) adjustment; and

WHEREAS, the State of Illinois pays two-thirds of the State's Attorney annual compensation and two-thirds of the Public Defender annual compensation, with each Illinois county paying the remaining third; and

WHEREAS, the current annual compensation, effective July 1, 2022, of the Madison County State's Attorney is \$188,753.77, with the one-third, or \$62,288.74, being paid by the County.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County, Illinois, that the annual compensation of the Madison County Public Defender be changed from \$165,090.76, with one-third of this amount, or \$55,029.70, being paid by Madison County, to \$169,878.39, with one-third of this amount, or \$56,059.87, being paid by Madison County.

BE IT FURTHER RESOLVED that this increase is retroactive to July 1, 2022.
Respectfully submitted,

Mike Walters

Gussie Glasper

Jamie Goggin

Liz Dalton

Mike Babcock

**JUDICIARY COMMITTEE
AUGUST 17, 2022**

**RESOLUTION TO PURCHASE PROSECUTOR BY KARPEL CASE MANAGEMENT SYSTEM
FOR THE MADISON COUNTY STATE’S ATTORNEY OFFICE**

WHEREAS, the Madison County State’s Attorney Office wishes to purchase PROSECUTOR by Karpel case management system, and;

WHEREAS, this case management system is available from Karpel Solutions as the sole source provider, and;

Karpel Solutions
St. Louis, MO \$293,625.00

WHEREAS, Karpel Solutions met all specifications at a total contract price of Two hundred ninety-three thousand six hundred twenty-five dollars (\$293,625.00), and;

WHEREAS, the cost of the implement of this case management software of Sixty-one thousand eight hundred seventy-five dollars (\$61,875.00) will be paid using FY 2022 State’s Attorney funds; and,

WHEREAS, the remaining balance of Two hundred thirty-one thousand seven hundred fifty dollars (\$231,750.00) will be paid using FY 2023 State’s Attorney funds; and,

NOW, THEREFORE BE IT RESOLVED by the County Board of the County of Madison Illinois, that the County Board Administrator is hereby directed and designated to execute said contract with Karpel Solutions of St. Louis, MO for the afore mentioned implementation of the case management system software.

Respectfully submitted by,

s/ Mike Walters
Mike Walters

s/ Chris Guy
Chris Guy

s/ Gussie Glasper
Gussie Glasper

s/ Robert Pollard
Robert Pollard

Jamie Goggin

s/ Eric Foster
Eric Foster

s/ Liz Dalton
Liz Dalton

Gussie Glasper

s/ Mike Babcock
Mike Babcock

s/ Jamie Goggin
Jamie Goggin

**JUDICIARY COMMITTEE
AUGUST 5, 2022**

s/ Erica Harriss
Erica Harriss

s/ Ryan Kneedler
Ryan Kneedler

**FINANCE AND GOVERNMENT OPERATIONS
COMMITTEE
AUGUST 11, 2022**

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

WHEREAS, the Madison County Sheriff's Office wishes to purchase a one (1) year maintenance contract renewal (6/1/2022 – 5/31/2023) 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 \$68,700.00

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 seven hundred dollars (\$68,700.00); and,

WHEREAS, total cost of this expenditure will be paid with FY 2022 funds as follows: \$34,350.00 Sheriff Admin. funds, \$9,618 Godfrey funds, \$17,175.00 Jail funds and \$7,557.00 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 Administrator be authorized to enter into and execute a contract with Motorola-STARCOM 21 of Chicago, IL for the aforementioned maintenance contract renewal.

Respectfully submitted,

s/ Mike Walters
Mike Walters

s/ Gussie Glasper
Gussie Glasper

Jamie Goggin

s/ Liz Dalton
Liz Dalton

s/ Mike Babcock
Mike Babcock

**JUDICIARY COMMITTEE
AUGUST 5, 2022**

s/ Gussie Glasper
Gussie Glasper

s/ Judy Kuhn
Judy Kuhn

s/ Stacey Pace
Stacey Pace

Bobby Ross

Nick Petrillo

s/ Terry Eaker
Terry Eaker
**PUBLIC SAFETY
COMMITTEE
AUGUST 8, 2022**

s/ Chris Guy
Chris Guy

s/ Robert Pollard
Robert Pollard

s/ Eric Foster
Eric Foster

Gussie Glasper

s/ Jamie Goggin
Jamie Goggin

s/ Erica Harriss
Erica Harriss

s/ Ryan Kneedler
Ryan Kneedler
**FINANCE & GOVERNMENT
OPERATIONS COMMITTEE
AUGUST 11, 2022**

RESOLUTION TO APPROVE REIMBURSEMENT TO PSAPs FOR 911 CALL 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 reimburse PSAPs for 911 calls for a six month period, January 1, 2022 – June 30, 2022; and,

WHEREAS, this reimbursement will be paid to the Madison County municipalities of Alton, Collinsville, Edwardsville, Glen Carbon, Granite City, Highland, Madison, Pontoon Beach, Troy, Venice and Wood River the Madison County Sheriff's Office and SIU Edwardsville; and,

WHEREAS, the total this payment will be Seven hundred twenty-four thousand five hundred twenty-nine dollars (\$724,529.00); and,

WHEREAS, this reimbursement will be paid using: FY 2022 Madison County 911 Emergency Telephone System Department 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 aforementioned reimbursements to the various Madison County municipalities.

Respectfully submitted by,

s/ Gussie Glasper
Gussie Glasper

s/ Joe Petrokovich
Joe Petrokovich

s/ Chris Guy
Chris Guy

s/ Judy Kuhn
Judy Kuhn

s/ Scott Prange
Scott Prange

s/ Robert Pollard
Robert Pollard

s/ Stacey Pace
Stacey Pace

Ellar Duff

s/ Eric Foster
Eric Foster

Bobby Ross

s/ Tom McRae
Tom McRae

Gussie Glasper

Nick Petrillo

s/ Ralph Well
Ralph Well

s/ Jamie Goggin
Jamie Goggin

s/ Terry Eaker
Terry Eaker
**PUBLIC SAFETY
COMMITTEE
AUGUST 8, 2022**

s/ Bob Coles
Bob Coles
**EMERGENCY TELEPHONE
SYSTEM BOARD
JULY 27, 2022**

s/ Erica Harriss
Erica Harriss

s/ Ryan Kneeder
Ryan Kneeder
**FINANCE & GOVERNMENT
OPERATIONS COMMITTEE
AUGUST 11, 2022**

**RESOLUTION TO RENEW FIVE (5) YEAR WIRELESS SERVICE FOR
SEVENTY-EIGHT (78) OMNISITE CELLULAR MONITORS FOR
MADISON COUNTY SPECIAL SERVICE AREA #1**

WHEREAS, the Madison County Special Service Area #1 wishes to purchase renewal of a five (5) year service agreement for seventy-eight (78) OmniSite cellular monitors; and,

WHEREAS, this service agreement renewal is available from OmniSite Cellular Monitoring Solutions as the sole source provider; and,

OmniSite Cellular Monitoring Solutions
203 W Morris St.
Indianapolis, IN 46225 \$93,846.91

WHEREAS, OmniSite Cellular Monitoring Solutions has met all specifications at a total contract price of Ninety-three thousand eight hundred forty-six dollars and ninety-one cents (\$93,846.91); and,

WHEREAS, it is the recommendation of the Madison County Special Area #1 to purchase said service agreement renewal from OmniSite Cellular Monitoring Solutions of Indianapolis, IN; and,

WHEREAS, this service agreement will be paid from Special Service Area #1 funds: FY 2022 - \$18,769.38, FY 2023 - \$18,769.38, FY 2024 - \$18,769.38, FY 2025 - \$18,769.38, FY 2026 - \$18,769.39.

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County Illinois, that the Madison County Administrator be hereby directed and designated to execute said contract with OmniSite Cellular Monitoring Solutions of Indianapolis, IN for the aforementioned service agreement.

Respectfully submitted by,

s/ Eric Foster
Eric Foster

s/ Chris Guy
Chris Guy

s/ Matt King
Matt King

s/ Robert Pollard
Robert Pollard

s/ Chris Hankins
Chris Hankins

s/ Eric Foster
Eric Foster

Aaron Messner

Gussie Glasper

Denise Wiehardt

s/ Jamie Goggin
Jamie Goggin

s/ Jamie Goggin
Jamie Goggin

s/ Erica Harriss
Erica Harriss

**SEWER FACILITIES COMMITTEE
AUGUST 4, 2022**

s/ Ryan Kneeder
Ryan Kneeder
**FINANCE & GOVERNMENT OPERATIONS
COMMITTEE
AUGUST 11, 2022**

**RESOLUTION TO PURCHASE A FREIGHTLINER 114SD TRUCK WITH TITAN
COMBINATION JET/VACUUM SEWER CLEANER FOR THE
MADISON COUNTY SPECIAL SERVICE AREA #1**

WHEREAS, the Madison County Special Service Area #1 wishes to purchase a Freightliner 114SD truck with Titan combination jet/vacuum sewer cleaner; and,

WHEREAS, truck is available under the Sourcewell Joint Purchasing Contract from Vac-Con, Inc.; and,

Vac-Con, Inc.
969 Hall Park Rd.
Green Cove Springs, FL 32043...(\$505,000.00 less \$60,000.00 trade in)...\$445,000.00

WHEREAS, Vac-Con, Inc. met all specifications at a total contract price of Four hundred forty-five thousand dollars (\$445,000.00); and,

WHEREAS, it is the recommendation of the Madison County Special Service Area# 1 to purchase said truck from Vac-Con, Inc. of Green Cove Springs, FL; and,

WHEREAS, this expenditure will be paid for with monies from the FY 2022 SSA #1 Funds.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Madison County, Illinois, that this purchase is hereby approved and that the County Administrator be authorized to enter into and execute a contract with Vac-Con, Inc. of Green Cove Springs, FL for the aforementioned Freightliner 114SD truck with Titan combination jet/vacuum sewer cleaner.

Respectfully submitted by,

s/ Eric Foster
Eric Foster

s/ Chris Guy
Chris Guy

s/ Matt King
Matt King

s/ Robert Pollard
Robert Pollard

s/ Chris Hankins
Chris Hankins

s/ Eric Foster
Eric Foster

Aaron Messner

Gussie Glasper

Denise Wiehardt

s/ Jamie Goggin
Jamie Goggin

s/ Jamie Goggin
Jamie Goggin

s/ Erica Harriss
Erica Harriss

**SEWER FACILITIES COMMITTEE
AUGUST 4, 2022**

s/ Ryan Kneeder
Ryan Kneeder
**FINANCE & GOVERNMENT OPERATIONS
COMMITTEE
AUGUST 11, 2022**

**RESOLUTION PROVIDING FOR THE PARTICIPATION IN COMPREHENSIVE
TRANSPORTATION PLANNING
UNDER THE EAST-WEST GATEWAY COORDINATING COUNCIL
SECTION 22-00120-00-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 \$33,232.38 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 2022.

BE IT FURTHER RESOLVED that the proposed study shall be designated as Section 22-00120-00-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 \$33,232.38 from the County Motor Fuel Tax Funds.

All of which is respectfully submitted.

s/ Bill Meyer

William Meyer

s/ Mick Madison
Mick Madison

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

s/ Judy Kuhn

Judy Kuhn

Matt King

s/ Chris Hankins

Chris Hankins

s/ Mike Walters
Mike Walters

Bobby Ross

s/ Ryan Kneedler
Ryan Kneedler

TRANSPORTATION COMMITTEE

**AGREEMENT FOR PROFESSIONAL SERVICES - PROPERTY VALUATIONS
LARS HOFFMAN CROSSING EXTENSION & AIRPORT ROAD EXTENSION
SECTION 20-00186-00-RP
MADISON COUNTY, ILLINOIS**

Mr. Chairman and Members of the Madison County Board

Ladies and Gentlemen:

WHEREAS, the County of Madison and the Village of Godfrey has entered into an Agreement of Understanding and is desirous to extend Lars Hoffman Crossing westerly to Airport Road and extend Pierce Lane northerly to an intersection with the Lars Hoffman Crossing extension, said intersection to be a roundabout, located in sections 15, 16 and 21 in Godfrey Township; and

WHEREAS, the Madison County Highway Department request that Professional Services for Property Valuations for this project be contract to a qualified Valuation Firm; and

WHEREAS, the firm of Lochmueller Group of Troy, IL agrees to contract necessary Valuation services for said project.

NOW, THEREFORE BE IT RESOLVED by the County Board of Madison County that the Chairman Pro-Tem of the County Board be and he is hereby authorized to execute the Professional Service Agreement between Lochmueller Group and the County of Madison on behalf of the County Board.

BE IT FURTHER RESOLVED that sufficient funds be appropriated in the sum of Seventeen Thousand dollars (\$17,000.00) from the County Highway fund to finance said services.

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.

Bobby Ross
Bobby Ross

s/ Judy Kuhn
Judy Kuhn

s/ Ryan Kneeder
Ryan Kneeder

TRANSPORTATION COMMITTEE

Matt King
Matt King