

Madison County Zoning Board of Appeals Meeting Minutes
Tuesday, April 28, 2026 at 5:00 p.m.
County Board Room

Members Present: George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Don Metzler, Curtis Stephens

A. Call to Order

Sharon Sherrill, Chairperson, called the meeting to order at 5:00 p.m. and conducted roll call.

B. Approval of Minutes

Chairperson Sherrill asked for a motion to approve the meeting minutes from March 24, 2026. Mary Goode made a motion to approve. Seconded by George Ellis. Voice-vote. All ayes. Motion approved.

C. Explanation of Zoning Hearing Procedures and Swearing in of All Parties

Chairperson Sherrill explained hearing procedures to meeting attendees and swore in staff members and all parties wishing to address the Board.

D. Zoning Petitions

The Zoning Board of Appeals conducted the zoning petitions on the four agenda items.

Please see the attached Findings of Facts for a summary of each zoning hearing and public comment.

E. Citizens Wishing to Address the Zoning Board of Appeals

Please see the attached Findings of Facts for a summary of each zoning hearing and public comment.

F. Unfinished Business

None

G. New Business

1. **Hearing Z26-0033** – Petition of Michael W Reichert, LLC, owner of record, requesting a variance as per §93.025, Section D, Item 5 of the Madison County Zoning Ordinance in order to construct a single-family dwelling that would be 10 feet from the rear property line instead of the required 30 feet. This is located in an “R-3” Single-Family Residential District in Nameoki Township at 2 Barbara Ct, Granite City, Illinois, County Board District #16, PIN# 17-2-20-13-04-404-002. A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of Michael W Reichert, LLC be **Approved**. Roll-call vote. All Ayes. **Motion passes.**
2. **Hearing Z26-0036** – Petition of Trentino Solar, LLC, applicant on behalf of Lorraine M. Keller Declaration of Trust #200, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 41 of the Madison County Zoning Ordinance in order to develop a Commercial Solar Energy Facility on site. This is located in an “A” Agricultural District in Edwardsville Township at 2951 Old Troy Rd, Glen Carbon, Illinois, County Board District #24, PIN# 14-1-15-25-00-000-004. A **motion** was made by George Ellis and **seconded** by Joe Pattan that the petition of Trentino Solar, LLC, applicant on behalf of Lorraine M. Keller Declaration of Trust #200, be **Approved with Conditions**. Roll-call vote. Bruce Riedle abstained. All Nays. **Motion denied.**
3. **Hearing Z26-0037** – Petition of Michael Fleming, owner of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (d) in order to construct an accessory structure within a front yard on a corner lot, where the structure will be in front of the principal dwelling while meeting required setback distances. This is located in an “R-5” Multiple-Family Residence District in Chouteau Township at **23 Paul Dr, Granite City**, Illinois, County Board District #21, PIN# 18-2-14-32-02-201-021. A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of Michael Fleming be **Approved**. Roll-call vote. All Ayes. **Motion passes.**

4. **Hearing Z26-0039** –Petition of Mitchell Walls, owner of record with Hannah Gvillo, requesting a Special Use Permit as per §93.023, Section D, Item 45 of the Madison County Zoning Ordinance to allow an Accessory Dwelling Unit on the property. This is located in an “A” Agricultural District in Foster Township at **3813 Pelot Pl, Alton**, Illinois, County Board District #5, PIN# 20-1-02-22-00-000-042. A **motion** was made by Mary Goode and **seconded** by Joe Pattan that the petition of Mitchell Walls be **Approved with Conditions**. Roll-call vote. All Ayes. **Motion passes**.

H. Adjournment

Bruce Riedle made a motion to adjourn the meeting. Seconded by Mary Goode. Voice-vote. All ayes. Motion passes. Meeting adjourned.

Madison County Zoning Board of Appeals
April 28, 2026 Findings of Fact and Recommendations

Sharon Sherrill, Chairperson, called the meeting to order at 5:00 p.m. in the Madison County Board Room.

Members Present: George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Don Metzler, Curtis Stephens

The Board of Appeals, established by the Chairman and the Board of Supervisors and provided for under the terms of the Madison County Zoning Ordinance, 1963 and all subsequent amendments and revisions thereto does hereby submit the Reports and Recommendations on the following:

Hearing Z26-0033 – Petition of Michael W Reichert, LLC (Nameoki Township)

Hearing Z26-0036 – Petition of Trentino Solar, LLC, on behalf of Lorraine M. Keller Declaration of Trust #200 (Edwardsville Township)

Hearing Z26-0037 – Petition of Michael Fleming (Chouteau Township)

Hearing Z26-0039 – Petition of Mitchell Walls (Foster Township)

Finding of Fact and Recommendations

Hearing Z26-0033

Petition of Michael W Reichert, LLC, owner of record, requesting a variance as per §93.025, Section D, Item 5 of the Madison County Zoning Ordinance in order to construct a single-family dwelling that would be 10 feet from the rear property line instead of the required 30 feet. This is located in an "R-3" Single-Family Residential District in Nameoki Township at 2 Barbara Ct, Granite City, Illinois, County Board District #16, PIN# 17-2-20-13-04-404-002.

Members Present: George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Don Metzler, Curtis Stephens

A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of Michael W Reichert, LLC be **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.** Applicant Michael Reichert spoke about his request for a variance on an irregularly shaped lot with two sides of road frontage. He discussed the potential placement of a home in relation to the property lines. Mr. Reichert stated he has spoken to the homeowners on both sides and they have no opposition with the placement; **VI.** Chairperson Sharon Sherrill asked the applicant if he already had floor plans for the home. Mr. Reichert stated he does. A discussion ensued on the determination of which property line is considered the rear property line; **VII.** Zoning Board Member Bruce Riedle asked about the distance from the front door to the front property line. Mr. Reichert stated he meets the 25-foot setback from Arlington Drive and Barbara Court and a discussion ensued; **VIII.** Chairperson Sherrill asked how close the neighbor is in the back yard. Mr. Reichert stated that the neighboring home is at least 12 feet from the property line. A discussion ensued on property lines; **IX.** Zoning Board Member Mary Goode asked if this was a lot leftover from a subdivision and Mr. Reichert stated it was.

Roll-call vote.

Ayes to the motion: George Ellis, Mary Goode, Joe Pattan, Bruce Riedle

Nays to the motion: None

Whereupon the Chairperson declared the motion duly adopted.

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Finding of Fact and Recommendations

Hearings Z26-0036

Petition of Trentino Solar, LLC, applicant on behalf of Lorraine M. Keller Declaration of Trust #200, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 41 of the Madison County Zoning Ordinance in order to develop a Commercial Solar Energy Facility on site. This is located in an "A" Agricultural District in Edwardsville Township at 2951 Old Troy Rd, Glen Carbon, Illinois, County Board District #24, PIN# 14-1-15-25-00-000-004.

Members Present: George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Don Metzler, Curtis Stephens

A **motion** was made by George Ellis and **seconded** by Joe Pattan that the Special Use Permit for Trentino Solar, LLC, applicant on behalf of Lorraine M. Keller Declaration of Trust #200, be **Approved with Conditions** as follows:

1. This special use permit is granted for the sole usage of Trentino Solar, LLC for a 5 megawatt commercial solar energy facility inside the project area.
2. If at any point in the future the current owner of the underlying property or Trentino Solar, LLC intend to transfer their/its interest in the property or facility, the Madison County Building & Zoning Administrator shall be notified in writing and be provided all necessary information pertaining to the new entities or parties involved.
3. All vegetation, shrubbery, or other planting shall be well-maintained and kept free of noxious weeds and invasive plants.
4. The owner shall adhere to the submitted site plan **as attached**, and shall keep the property in compliance with all Madison County Ordinances.
5. The owner's failure to adhere to the conditions of the Special Use Permit will cause revocation of the same, and require immediate removal of the solar project from the site.

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.** Zoning Coordinator Jen Hurley read aloud the following 5 letters of opposition and 1 letter of support: (1) "We are writing as a property owners with 20% frontage immediately adjoining 2951 Old Troy Rd, the site of proposed Trentino Solar, LLC and Bolzano Solar projects requesting a special use permit from the county. This letter is our written protest against the special use permit application. We unconditionally oppose Trentino Solar project at this location. The application fails to unequivocally demonstrate significant economic and energy benefits to Madison County, while lending significant concerns to how it will affect the comfort and convenience of the public and surrounding neighborhood. We look forward to providing evidence against a special use permit at the public hearing on April 28, 2026. Jason and Amanda Gillihan." (2) "We are writing as property owners with 20% frontage immediately adjoining 2951 Old Troy Rd, the site of proposed Trentino Solar, LLC and Bolzano Solar projects requesting a special use permit from the county. This letter is our written protest against the special use permit application. We unconditionally oppose Trentino Solar project at this location. The application fails to unequivocally demonstrate significant economic and energy benefits to Madison County, while lending significant concerns to how it will affect the comfort and convenience of the public and surrounding neighborhood. We look forward to providing evidence against a special use permit at the public hearing on April 28, 2026. Adam and Ashleigh Rockwell." (3) "I am writing as a property owner with 20% frontage immediately adjoining 2951 Old Troy Rd, the site of proposed Trentino Solar, LLC and Bolzano Solar projects requesting a special use permit from the county. This letter is my written protest against the special permit application. I unconditionally oppose the Trentino Solar project at this location. The application fails to demonstrate significant economic and energy benefits to Madison County, while lending significant concerns to how it will negatively impact the public, surrounding neighborhood and the people that make use of the Madison County Transit Bike Trail. I look forward to providing evidence against a special use permit at the public hearing on April 28, 2026. Joan Lingle." (4) "We are writing as property owners with land adjoining 2951 Old Troy Rd, the site of proposed Trentino Solar, LLC and Bolzano Solar projects requesting a special use permit from the county. This letter is our written protest against the special use permit application. We unconditionally oppose Trentino Solar project at this location. The application fails to

unequivocally demonstrate significant economic and energy benefits to Madison County, while lending significant concerns to how it will affect the comfort and convenience of the public and surrounding neighborhood. We look forward to providing evidence against a special use permit at the public hearing on April 28, 2026. Robert and Angela Henshaw.” (5) “RE: Formal Opposition to Z.B.A. File Number Z26-0036 Members of the Board, we have property adjacent to Trentino Solar’s project proposed for the 31.8 acres of farmland at the headwaters of Judy’s Branch. Our property is in one of the lowest spots of Oaklawn Estates. We’re not only worried about runoff affecting our property, we’re concerned about the downstream impacts of this project. This specific 95-acre parcel isn’t just a field; it’s the starting point for a 14-mile creek system our entire community relies on for drainage. When you disturb the headwaters of a creek, you aren’t just changing one field – you’re changing everything downstream. Right now, this rolling farmland acts like a giant sponge. But according to the blueprints provided by Ironwood Renewables and Trentino Solar, this project introduces 467 solar arrays, metal posts, and presumed concrete footings. During construction, heavy machinery will pack that soil down tight making it more compact and less absorbent and much more conducive to runoff. When rain hits those panels, it won’t soak into the ground because it’ll be running off in sheets. Instead of a slow, natural seep into the ground, we’re concerned we’ll see a higher volume and velocity of runoff water heading directly into the start of Judy’s Branch. If runoff in this area increases, the creek’s banks could very well begin to erode and crumble, sending tons of extra mud and silt downstream. All that sediment will flow through Glen Carbon, into Cahokia Creek, through Cahokia Canal and, ultimately, into Horseshoe Lake. Every ton of mud washing into the canal and Horseshoe Lake reduces the capacity of each and increases the likelihood of flooding streets and basements in our lowland communities. We could essentially be trading in a managed field for an unmanaged flood risk. We’re also concerned about the wildlife for which Judy’s Branch offers a vital habitat. Choking it with sediment disrupts the ecosystem that local wildlife and plants depend on. Please deny this permit so we don’t create a problem we can’t undo. Robert & Angela Henshaw.” (6) “To Whom It May Concern, My name is Darrel Keller and I serve as Trustee of the Lorraine M. Keller Declaration of Trust #200, the current owner of the property proposed for the Trentino Solar project located on Old Troy Road in Madison County. I am writing on behalf of the ownership to express full support for this project and for the Special Use Permit request before Madison County. After careful consideration, we have chosen to enter into an agreement to sell the property for development of the Trentino Solar project because we believe it is a responsible and beneficial use of the land. This project represents a low impact use that preserves open space and avoids the type of dense residential or commercial development that could generate substantially more traffic, noise, and pressure on surrounding roads and infrastructure. Once operational, solar facilities typically have very limited day to day activity and are far less intensive than many other potential uses. We have also found the project team to be professional, transparent, and respectful throughout the process. They have taken time to answer questions, explain the project, and thoughtfully address site specific considerations. As Trustee of the current ownership, I believe this project is a positive opportunity for the property and for Madison County through local investment, tax revenue, and responsible energy development. I respectfully ask the Madison County Zoning Board of Appeals, Building & Zoning Committee, and County Board to support the Trentino Solar Special Use Permit application. Thank you for your time and consideration. Sincerely, Darrel D. Keller, Trustee.”; **VI.** Attorney Seth Uphoff spoke as a member of the team for the Trentino Solar Project. He introduced Keith Morell, the Project Manager for the developer of the project, Ironwood Renewables. Mr. Morell stated that the project complies with Madison County’s Solar Ordinance as well as State and Federal guidelines. Mr. Morell discussed the benefits of the project and how homeowners can subscribe and receive a discount on their electric utility bills. Mr. Morell stated that only about 27-acres of the parcel would be inside the fence line that surrounds the panels and discussed details of the placement and how it is behind a heavy tree line. Mr. Morell explained how the location of the Goshen Trail has been a safety issue for other developments on the parcel but wouldn’t cause any issues for the proposed project. There was a discussion on the owner(s) of the parcel and previous attempts for development. Mr. Uphoff discussed the placement of the project in relation to Old Troy Road, how there would still be agricultural land available for use towards the East side, and evidence that makes the subject parcel a good fit for a solar project of this size. A temporary access road was discussed, as were sightlines of the proposed project from Old Troy Road during different times of the year with different crops growing. Mr. Morell spoke about the effort that was made regarding community outreach for the proposed project and the feedback that was received. Multiple details on the site plan were discussed at length. Mr. Morell also stated this project meets or exceeds the required setbacks as well as meets all the requirements in the Madison County Zoning Ordinance for a Commercial Solar Energy Facility; **VII.** Michael Keith, a Civil Engineer with Atwell Engineering, spoke about the proposed project. He stated that this project meets the Madison County Stormwater Management Ordinance requirements as well as State and Federal requirements. Mr. Keith spoke about soil erosion and stormwater runoff, and the differences between row crops and the projected solar panels with

pollinator friendly groundcover that assists with erosion control. He also discussed the plans for site development and stated the current topography and drainage of the site would remain as unchanged as possible during construction. It was stated that this project will reduce any silting and erosion into the nearby creek once the groundcover is established in place. Mr. Keith stated the project is designed around the trees that are currently on the parcel and there will not be any clearing. He spoke about the construction of the project, with plans to begin in Spring of 2027 and expected completion in 9-12 months. A question was asked about the fencing on the parcel, and it was stated that only the project area will be fenced and not the entire parcel which leaves the western section open for agriculture. Mr. Keith discussed the ground cover and how the site will be visited for yearly maintenance and weed control with herbicide only used on the weeds and not on the entire project area. There was a lengthy discussion about the AIMA and the Decommissioning Plan and Decommissioning Bond for the proposed project; **VIII.** Keith Morell spoke about the various community benefits of the proposed project; **IX.** Zoning Board Member George Ellis asked if any invasive species of plants would be used. Mr. Uphoff stated that there will not be any noxious weeds on site as that is against the Madison County Zoning Ordinance regulations, and any kind of creeping plant would create a problem for the panels and are not planted. A discussion ensued; **X.** Zoning Board Member Mary Goode asked how many solar facilities were owned by the Applicant. Mr. Morell stated they do not currently own or operate any facilities. Ms. Goode asked how many they have installed in the last 5 years. Mr. Morell stated they have installed ten to fifteen facilities in the Illinois market; **XI.** Zoning Board Member George Ellis asked if the property owner could sell this parcel after development. Mr. Uphoff stated that in this case the developer has an option to purchase the land from the current owner. Mr. Uphoff also discussed the fact that any restrictions placed on the project would run in perpetuity regardless of the owner; **XII.** Zoning Board Member Mary Goode asked if there was a current buyer for the property, and it was stated that there was not one at the present time. She also asked about the electricity generated by the project and the cost savings that homeowners could see on their bills and a lengthy discussion ensued; **XIII.** Zoning Board Member George Ellis asked if there was any energy storage on site. It was stated that there is no battery storage on site; **XIV.** Bob Marcus, the Mayor of Glen Carbon, spoke in opposition to the project. He discussed the Comprehensive Plan for this area, how the Applicant failed to address it, and how this project does not fit into the Plan. Mr. Marcus also discussed the Village of Glen Carbon's improvements to the water and sewer lines in the area with respect to the Comprehensive Plan. He feels that this project will have a negative impact on the community and discussed multiple concerns with the application and documents that were submitted. He stated this project will allow a foreign private equity company into the area and hopes the application gets denied. Mr. Uphoff asked to cross-examine the witness. Mr. Marcus stated he didn't have to talk to him. Chairperson Sherrill stated that Mr. Uphoff had his chance to speak and now it was time for public comment. Mr. Uphoff wanted the record to show there was no opportunity to cross-examine; **XV.** James Craney, an adjoining property owner, spoke in opposition. He is also concerned that the term Community Solar is inaccurate and this project will not benefit the neighbors. He said they will sell shares that will benefit anyone who is an Ameren customer by providing some sort of discount on their power bills. Mr. Craney states that this project will be a benefit to the developer and engineers who are getting paid, but will not directly benefit the residents in the community. He also states that he is not against solar or solar projects but feels that this is just not a good location for a project like this. Mr. Craney discussed several of the items in the Standard of Review for Special Use Permits in regard to the proposed project. He also feels that if this project gets approved, they will be back for Phase 2 to add more panels; **XVI.** Chairperson Sharon Sherrill made a statement that the Petitioners are not held to a time limit, but public comment has always been limited to three minutes. She also stated that the public may only address the Board and the Petitioner does not get a chance to respond since they have already had their time to speak; **XVII.** Anna Slattery, an adjoining property owner, spoke in opposition. She has concerns over any future development of the property once the Special Use Permit gets approved and the project or land gets sold. Ms. Slattery also discussed the I-55 Corridor Plan and how this project does not align with that plan. She knows that the landowner is entitled to sell their property and states that the County has a responsibility to make sure that the property is being used for something that is in the best interest for the people in the community. She said that the potential property tax generated by this proposed project pales in comparison to what could be made off of residential property. She also discussed the potential access problem because of the bike trail location across the property and feels there could be a solution similar to other ones she has seen elsewhere. Ms. Slattery doubts that they have made too many attempts to try and sell the property as they described. She stated that the Board needs to look at the numbers and think about their decision because if this project is approved there will be future problems for the County; **XVIII.** Alan Black, an adjoining property owner, spoke in opposition. He states that the previous commenters also voiced some of his same concerns. He reiterated that while the developer states this project will benefit the community, there will only be a select few that will benefit from it besides the landowner and developer. He states that

the rest of the community will have to deal with more consequences than benefits, especially if the developer doesn't plan to operate the project. He discussed the proximity of his home to the project and how their plans of elevating the access road will create drainage problems for him on his property. Mr. Black explained how there is currently a 12-foot road that they will expand to 20-foot, creating a much wider road with a more impervious surface that will cause problems on his property. He also stated that there is a drainage ditch on the other side of the road that fills up with heavy rains and wonders where all the water will go after changes are made to the road. Mr. Black also discussed the negative effect solar farms have to surrounding property values. He stated that the proposed project does not take up the whole parcel and the developers documents refer to expansion in the future. He discussed the location to Judy Creek and the unknown creatures that use and live in it, and what this project will do to them and other creatures downstream. Mr. Black discussed his worries about any historical artifacts from indigenous people that may be on the parcel that will be lost forever. He stated he is concerned about the unknown long-term impacts on water, plants, and animals in the area and hopes this Special Use Permit will not be approved; **XIX.** Adam Rockwell, and adjoining property owner, spoke in opposition. He states there are standards to meet for a Special Use Permit, and the application contains inaccuracies, omissions, and misrepresentations, and should be denied. He discussed the Comprehensive Plan and the I-55 Corridor Plan. He also spoke about the licensing for crossing the Madison County Trail, which currently applies to his family, and doesn't include a license for industrial construction. He spoke about how commercial construction is incompatible with the intended residential and recreational character of the area. Mr. Rockwell also discussed at length the negative effects of the proposed project on adjacent properties and how it will change the entire character of the neighborhood. He stated this project does not protect the welfare or rights of adjacent property owners. He spoke about the developer referring to this location as a low impact site because of the supposed existing access roads however the only existing access is a farm-use road. Mr. Rockwell also said the developer claims to have long-term certainty, but he isn't sure the County wants to have that certainty in the hands of an out-of-state, foreign-owned company attempting to purchase the property. He discussed how this project claims to have no noise, pollution, or hazards but there are no guarantees and the application omits storm damage risks, hazardous materials, fire hazards, emergency access needs and toxicity associated with photovoltaic systems. He spoke about property values of more than 800 parcels being negatively affected by this proposed project. Mr. Rockwell discussed how the Applicant's claims of the project's distance from homes and that they all had mature tree-lined screens was inaccurate. He feels the project is incompatible with the surrounding land uses in the area and it fails to protect adjacent properties; **XX.** Ashley Rockwell, an adjoining property owner that shares approximately 1,190 feet of property line with the subject parcel, spoke in opposition. She is concerned with several deficiencies in the application. She discussed that the Applicant failed to consult with the Madison County Soil and Water Conservation District, which is a requirement for a Special Use Permit. Ms. Rockwell also discussed how this project directly conflicts with the community's land-use plan and how several components of the project are within 50 feet of her property line. She also worries about the impact this project will have on the groundwater that surrounding landowners depend on. She discussed the drainage and environmental impacts as well as her concern for the safety of neighboring parcels and public trails from fire hazards, tornado debris risk, toxic materials, emergency access across the trail, how first responders would operate around energized equipment. Ms. Rockwell also discussed recent Federal and State legislative developments and USDA guidelines. She also spoke about the developer intending to purchase the land for the project and then possibly selling it, rather than leasing it from the current landowner, and states there is no practical incentive to return the land to agricultural use after decommissioning. She states the Applicant has not demonstrated this project is necessary, convenient, or a public benefit and feels the Special Use Permit should be denied; **XXI.** Randy Lingle Jr., whose family owns the property to the south of the subject parcel, spoke in opposition on behalf of his family. He discussed the number of farmable acres in Madison County and feels there are many other locations that would be a better fit for this project that will not benefit the community when placed in Glen Carbon. He spoke about the Comprehensive Plan for Glen Carbon and other developments that would be beneficial on the subject parcel. He also discussed the bike trail, how it cuts across his parcel and the subject parcel, with lots of families using it every day. Mr. Lingle stated that while the proposed project may not be visible from Old Troy Road, the entire project will be visible from the bike trail. He said that he had previously been told that the land around the bike trail could not be developed and discussed his family's plans for future development of their own land and how they were in talks with Glen Carbon about them. Mr. Lingle explained how he was told that certain types of development wouldn't impact the bike trail, so the Applicant's statement that the only opportunity for development is a solar farm is not the truth. He also talked about the future accountability of the proposed project. He wonders about the amount of construction traffic and noise and how it will affect the bike trail and surrounding property owners. He spoke about the animals that won't be able to use the open field anymore and how

the project is taking away land that could be used for future homes and neighbors for the community. He discussed his thoughts on the potential drainage changes and pollinator friendly groundcover that is not as easy to take care of as the developer makes it appear, which takes up to five years to mature. Mr. Lingle also discussed the setback of the project needing to be 150-feet from homes and how that impacts the future development of possibly putting more homes on his property and is concerned about the future of the community for future generations if this project gets approved. Mr. Lingle asked Board Members to vote this down and say no; **XXII.** Attorney Seth Uphoff wanted it to be stated on the record that there was no cross-examination but now had an opportunity for rebuttal. Chairperson Sherrill stated that was correct. **XXIII.** Seth Uphoff explained that there has been no Municipal Resolution in relation to this project, therefore the first witness was speaking as an individual. Mr. Uphoff discussed the various environmental studies that were conducted for this project that all meet the required Codes. Mr. Uphoff also addressed the comments about the panels containing toxins and how the panels currently being used for projects like this will only contain trace amounts of certain metals as well as using solder that does not contain lead. He also explained how the panels were designed to spider like a car windshield and not shatter, as well as how they are designed to withstand hail and high winds. Mr. Uphoff also addressed any well-water concerns and the development plans for the project compared to other possible types of development. He stated that the proposed project will be behind the Goshen Trail, hidden from general view from the public, on a piece of land that is more difficult to use for other types of development, and will provide a variety of community benefits. Mr. Uphoff also discussed the recent case law affecting Commercial Energy Solar Facilities.

Roll call vote.

Ayes to the motion: None

Nays to the motion: George Ellis, Mary Goode, Joe Pattan, Sharon Sherrill

Abstain: Bruce Riedle

Whereupon the Chairperson declared the **motion to approve failed.**

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Finding of Fact and Recommendations

Hearing Z26-0037

Petition of Michael Fleming, owner of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (d) in order to construct an accessory structure within a front yard on a corner lot, where the structure will be in front of the principal dwelling while meeting required setback distances. This is located in an "R-5" Multiple-Family Residence District in Chouteau Township at **23 Paul Dr, Granite City, Illinois**, County Board District #21, PIN# 18-2-14-32-02-201-021.

Members Present: George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Don Metzler, Curtis Stephens

A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of Michael Fleming be **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.** Applicant Michael Fleming spoke about his request and explained why he needed the variance since he was on a corner lot. He discussed the placement of his structure and distances to all property lines; **VI.** Zoning Board Member Mary Goode asked for clarification. Mr. Fleming stated that the Zoning Ordinance deems Veronica Street as his front yard, he is required to ask permission for a variance to place his structure in front of his home. He said he is not asking for road access, as the structure will be placed next to his driveway and he will access the structure from the driveway. Ms. Goode asked how much of a setback was necessary. Zoning Coordinator Jen Hurley explained that since the accessory structure will be sticking out in front of the dwelling, the variance was necessary because it will be placed in what is considered a front yard due to the corner lot; **VII.** Chairperson Sharon Sherrill explained the fact that property line setbacks are not measured from the road, and a survey would be necessary to find more accurate property lines to measure setbacks before building. A lengthy discussion ensued.

Roll-call vote.

Ayes to the motion: George Ellis, Mary Goode, Joe Pattan, Bruce Riedle

Nays to the motion: None

Whereupon the Chairperson declared the motion duly adopted.

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator

Finding of Fact and Recommendations

Hearing Z26-0039

Petition of Mitchell Walls, owner of record with Hannah Gvillo, requesting a Special Use Permit as per §93.023, Section D, Item 45 of the Madison County Zoning Ordinance to allow an Accessory Dwelling Unit on the property. This is located in an "A" Agricultural District in Foster Township at 3813 Pelot Pl, Alton, Illinois, County Board District #5, PIN# 20-1-02-22-00-000-042.

Members Present: George Ellis, Mary Goode, Joe Pattan, Bruce Riedle, Sharon Sherrill

Members Absent: Don Metzler, Curtis Stephens

A **motion** was made by Mary Goode and **seconded** by Joe Pattan that petition of Mitchell Walls be **Approved with Conditions** as follows:

1. This Special Use Permit is granted for a residential dwelling unit within an accessory structure located on the same lot as the single-family dwelling.
2. The accessory dwelling unit shall not take up more than 1000 square feet of the accessory structure.
3. The sewer system of the accessory structure dwelling unit may be combined or connected with the principal dwelling structure's sewer system subject to inspection and approval by all necessary entities including, but not limited to, Building and Zoning.
4. The accessory dwelling unit may be equipped with a full kitchen subject to compliance with all applicable codes, regulations, and laws and subject to inspection and approval by all necessary entities including, but not limited to, Building and Zoning.
5. The accessory dwelling unit shall not be used for business or commercial purposes, including short-term rentals/Airbnb.

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.** Hannah Gvillo spoke and explained the reasoning for the request in detail; **VI.** Zoning Board Member Mary Goode asked if this was inside or attached to an existing accessory structure. Ms. Gvillo stated they would be building a new freestanding structure that would look more like a shed and have a carport attached to it.

Roll-call vote.

Ayes to the motion: George Ellis, Mary Goode, Joe Pattan, Bruce Riedle

Nays to the motion: None

Whereupon the Chairperson declared the motion duly adopted.

Chairperson, Madison County Zoning Board of Appeals

Secretary, Zoning Administrator