

**Building & Zoning Committee
Meeting Minutes for May 5, 2026**

Members Present:

Frank Dickerson, Chairman Pro Tem
Terry Eaker
John Janek
Fred Michael
Nick Petrillo
Bobby Ross

Members Absent:

Mick Madison

Others Present:

Chris Doucleff, Administrator
Jen Hurley, Zoning Coordinator

Call of Meeting to Order and Roll Call:

Chairman Pro Tem Dickerson called the meeting of the Building & Zoning Committee to order at 5:00 p.m. and conducted roll call.

Public Comment:

Hamilton Carrier spoke in support of Resolution Z26-0036. He stated that this proposal meets all of Madison County's requirements for a Commercial Solar Facility. He discussed the requirements in detail. He also explained how the I-55 Corridor Plan and the County Comprehensive plan do not apply to this project. He also stated that this parcel is not suitable for residential or commercial development.

Ashleigh Rockwell spoke in opposition of Resolution Z26-0036. She stated her family owns the parcel to the north of the subject property and knows the history of the property. She stated she submitted a letter in opposition prior to the meeting last week and feels this project needs to be denied because of compliance issues. Ms. Rockwell is concerned about the historical artifacts that may be on the parcel. She also feels the vegetative screening by the bike trail is insufficient because it is bare six months out of the year. She discussed nearby Judy Creek and Canteen Creek and the unknown impacts the project will have on wildlife in the area, as well as her concerns over the increased traffic at the trail crossing. Ms. Rockwell worries about the intent of future buyers wanting additional similar projects on the subject parcel.

Bob Marcus spoke in opposition of Resolution Z26-0036. He is the Mayor of Glen Carbon and urged the Board Members to vote no on this petition. He discussed the Impact Review and Assessment for this project that he submitted prior to the ZBA Hearing that determined this project will have many negative impacts on the community. He stated that some of the items submitted by the applicant fail to meet State laws. Mr. Marcus is concerned about the lack of access to the west side of the subject parcel because of the Madison County Transit trail. He also discussed how the I-55 Corridor Plan does apply to this project, and how it is in direct conflict with the Plan, as well as being incompatible with the Village's Comprehensive Plan. Mr. Marcus spoke about some recent improvements to the area because of the Village's Comprehensive Plan. He also discussed how there is a Senate Bill that will be coming soon that has the potential to change the laws pertaining to Solar Farms.

James Craney spoke in opposition of Resolution Z26-0036. He is an adjoining property owner and wonders who will benefit from this project, with an out-of-state seller and an out-of-state company. The electricity savings program provides no guarantee that the community will receive benefits, as they could go to anyone in Illinois, so there is no direct benefit. He doesn't feel this project makes sense for this area, on a parcel that is surrounded by agricultural and residential parcels. Mr. Craney is also concerned that this is just Phase I of the project, as noted on some documents, which means there will be many more panels added in the future. He stated that at the previous meeting, it was mentioned that this project will not be operated by the current owner long-term as they are looking at options to sell. Mr. Craney said that the documents the applicant submitted for the project raise a lot of questions in

regards to endangered species. He also has strong concerns about the vehicles that will need to cross the MCT trail, as there is an ordinance that states it is not allowed, therefore this proposal does not meet all requirements.

Seth Uphoff, an attorney representing Trentino Solar, spoke about Resolution Z26-0036. He showed some photos taken from Old Troy Road which show the current natural vegetative screening at this time of year and stated this was about as hidden of an area as you could have for a project like this. He said this project meets all the requirements in the Ordinance and State law and is set back away from the road and residences. He discussed the concerns about drainage and how this project would create less run-off than row crops. Mr. Uphoff stated that the I-55 Corridor Plan was addressed on Page 2 of the document, which said this project is exempt and not applicable. He also spoke about the multiple benefits of this project and said that there will be tax benefits to the County, opportunities for people in the County to subscribe for savings on their utility bills, temporary and long-term jobs will be created for construction and maintenance. He also addressed concerns about changes in ownership and landowner rights.

Joan Lingle spoke in opposition of Resolution Z26-0036. She owns property to the south of the subject parcel and stated there is no current vegetative screening that will hide the project from her view. Ms. Lingle also stated that since this project benefits Ameren customers, she cannot subscribe for any benefits because she has Southwestern Electric, and other neighbors probably do too. She states she doesn't want this project and feels the community doesn't want it either.

Randy Lingle spoke in opposition of Resolution Z26-0036. He feels like the photos shown by the attorney don't show the whole picture of the area. He stated that the whole parcel is viewable from the interstate all the time, and in the fall it will be viewable from the road and the bike trail. He doesn't think this is the proper place for a project like this.

Robert Henshaw spoke in opposition of Resolution Z26-0036. He discussed in detail the complaints the Better Business Bureau has received about the subscriptions to the solar savings programs.

Approval of Minutes:

Chairman Pro Tem Dickerson asked the Committee if all members had reviewed the minutes from the April 7, 2026 meeting, and if they had any changes to be made. Chairman Pro Tem Dickerson approved the minutes.

Zoning Resolutions:

Jen Hurley, Zoning Coordinator, gave an overview of the four new zoning petitions.

Ms. Hurley introduced Resolution Z26-0033, petition of Michael Reichert, LLC, owner of record. She said the subject property is located in Nameoki Township at 2 Barbara Court in Granite City, in County Board District #16, and zoned "R-3" Single-Family Residential District. Ms. Hurley stated the applicant is requesting a variance to construct a new single-family dwelling that would be 10 feet from the rear property line instead of the required 30 feet. She said the request is due to the irregular shaped lot that is also a corner lot. Ms. Hurley stated there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval 4-0.

Ms. Hurley introduced Resolution Z26-0036, petition of Trentino Solar, LLC, applicant on behalf of Lorraine M. Keller Declaration of Trust #200. She said the subject property is located in Edwardsville Township at 2951 Old Troy Road in Glen Carbon, in County Board District #24, and zoned "A" Agricultural District. Ms. Hurley stated the applicant is requesting a Special Use Permit as per in order to develop a Commercial Solar Energy Facility on site. She said the facility would cover approximately 27 acres of the approximately 95-acre parcel. Ms. Hurley said the applicant's submittal included the Natural Resource Review Results obtained through the EcoCAT tool, a letter from the United States Fish and Wildlife Service, a Standard Agricultural Impact Mitigation Agreement between Trentino Solar, LLC & the Illinois Department of Agriculture, a Farmland Drainage Plan, and a Decommissioning Plan with Cost Estimation, which are all included in the meeting packet. She stated the proposal meets Commercial Solar Energy Facility requirements in the Zoning Ordinance. Ms. Hurley said there are no outstanding violations, staff received several letters of opposition from adjoining property owners and a letter of support from the property owner, and ZBA Recommended Denial 4-0.

Ms. Hurley introduced Resolution Z26-0037, petition of Michael Fleming. She said the subject property is located in Chouteau Township at 23 Paul Drive in Granite City, in County Board District #21, and zoned “R-5” Multiple-Family Residence District. Ms. Hurley said the applicant is requesting a variance 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. Ms. Hurley stated there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval 4-0.

Ms. Hurley introduced Resolution Z26-0039, petition of Mitchell Walls, owner of record with Hannah Gvillo. She said the subject property is located in Foster Township at 3813 Pelot Place in Alton, in County Board District #5, and zoned “A” Agricultural District. Ms. Hurley said the applicant is requesting a Special Use Permit to allow an Accessory Dwelling Unit on the property. She stated the applicant is requesting to construct a 34’ x 24’ accessory structure with a carport on his 17-acre property to use as a residential dwelling unit for his mother, and afterwards to function as a workshop and storage space. She said the ADU will resemble their existing barn structures with metal siding and a metal roof and will also include a basement with walkout capability to serve as a storm shelter. Ms. Hurley stated there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval with Conditions 4-0.

Subdivisions:

Ms. Hurley introduced Asbury’s Acres – Minor Plat. She said the property is approximately 4.88 acres in size and zoned “A” Agricultural District. Ms. Hurley stated it is a 2-lot minor subdivision with Lot 1 being 2.09 acres, and Lot 2 being 2.79 acres. She stated the property is located within the 1.5-mile growth area of the Village of Bethalto, and they have opted out of review. She said Lot 2 includes the existing single-family dwelling on the property and there are no new easements being proposed as both lots have direct access to East Roosevelt Drive. Ms. Hurley stated there is no floodplain on the property.

Ms. Hurley introduced the Chapman Estates – Minor Plat with Variances. She said the property is approximately 14.53 acres in size and zoned “A” Agricultural District. Ms. Hurley stated it is a 4-lot minor subdivision, with Lot 1 being 4.534 acres, Lot 2 being 2.729 acres, Lot 3 being 2.728 acres, and lot 4 being 4.541 acres. Ms. Hurley stated the property is not located within the 1.5-mile growth area of any municipalities and future development on the 5 new lots may include new single-family dwellings. She said the applicants are not proposing any new access easements, as each lot will have frontage on a public road. She said the applicant is requesting variances for Lot 1 and Lot 4 to have 40’ of width at the front yard setback line, instead of the required 150’, and also requesting variances for all 4 lots due to the length of each lot being greater than 3 times the width of the lot. Ms. Hurley said no new easements are being proposed, as all 4 lots have direct access to Old Carpenter Road. She stated that a portion of Lot 1 and Lot 4 is in the 100-yr floodplain, so any development within the floodplain area would require a flood elevation certificate and must adhere to the Madison County Stormwater and Erosion Control Ordinances.

Ms. Hurley introduced the Borage Subdivision – Minor Plat. She said the property is approximately 7.5 acres in size and zoned “R-3” Single-Family Residential District. Ms. Hurley stated it is a 3-lot minor subdivision, with Lot 1 being 0.271 acres, Lot 2 being 1.308, and Lot 3 being 5.919 acres. Ms. Hurley stated the property is located within the 1.5-mile growth area of the Village of Pontoon Beach and the City of Collinsville, and staff received letters from both municipalities opting-out of the review. She said that no new easements are being proposed, as the three lots have direct access to Arlington Drive. Ms. Hurley stated that a portion of Lot 2 is in the 100-yr floodplain, so any development within the floodplain would require a flood elevation certificate and must adhere to Madison County Stormwater and Erosion Control Ordinance.

Pre-Application Presentation:

None

New Business:

Chairman Pro Tem Dickerson brought in Resolution Z26-0033, Z26-0037, Z26-0039, Asbury’s Acres – Minor Plat, Chapman Estates – Minor Plat, and Borage Subdivision – Minor Plat. Bobby Ross made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in Resolution Z26-0036. No motion was made. Petition moves on to the County Board on May 20th at 5pm.

Chairman Pro Tem Dickerson brought in the Purchase Approvals. John Janek made a motion to approve. Seconded by Bobby Ross. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in Refund Request Z26-0034, Refund Request Z26-0035, and Refund Request SUB2026-0005. Building and Zoning Administrator Chris Doucleff discussed the details of each request. Bobby Ross made a motion to approve. Seconded by Nick Petrillo. Roll-call vote. All ayes. Motion passes.

Administrator's Report:

Building and Zoning Administrator Chris Doucleff spoke about the Household Hazardous Waste collection in Wood River and said it was open this Saturday on May 9th from 8am-3pm. Mr. Doucleff discussed the building permits for April and stated there were 22 more permits taken in this year compared to last year.

Unfinished Business:

Adjournment:

Terry Eaker made a motion to adjourn the meeting. Seconded by John Janek. Voice-vote. All ayes. Motion passes. Meeting adjourned.