

**Building & Zoning Committee
Meeting Minutes for July 7, 2026**

Members Present:

Mick Madison, Chairman
Frank Dickerson
Terry Eaker
John Janek
Fred Michael
Nick Petrillo
Bobby Ross

Members Absent:

None

Others Present:

Chris Doucleff, Administrator
Jessica Klingelhoef, Zoning Assistant

Call of Meeting to Order and Roll Call:

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

Public Comment:

Sean Pluta spoke about Resolution Z26-0062. He said he is the lawyer representing the Arena Navigator project. Mr. Pluta stated this was a rare project that came from the Zoning Board with unanimous approval. He said that the main reason behind that was that none of the neighbors that live in the nearby area came to voice opposition. Mr. Pluta said there were two letters advocating against the project from people that live by the Wolf Road project, which is about a half mile away, stating that they don't want solar in the Township. He said that this project is a little bit smaller than previous projects, being only 3.6 megawatts instead of the typical 5 megawatts. He also said the location of this project is next to I-255 and some agricultural land, and some really far setbacks from residences on the west and southeast. Mr. Pluta also stated there is a screening plan in place and this project has 200-foot setbacks from homes, which is more than the County requires. Chairman Madison asked about the distance of the houses to the west of the project, and if the project could be pushed any further back than 200 feet. Mr. Pluta stated they could not increase that distance, as there are other constraints of the project that would limit the placement. A discussion ensued.

Approval of Minutes:

Chairman Madison asked the Committee if all members had reviewed the minutes from the June 2, 2026 meeting, and if they had any changes to be made. Chairman Madison approved the minutes.

Zoning Resolutions:

Jessica Klingelhoef, Zoning Assistant, gave an overview of the six new zoning petitions and one minor subdivision.

Ms. Klingelhoef introduced Resolution Z26-0050, petition of Austria Sanchez, owner of record with Ramon Mata. She said the subject property is located in Pin Oak Township at 8602 Fruit Road in Edwardsville, in County Board District #11 and zoned "A" Agricultural District. Ms. Klingelhoef stated the applicant is requesting a Special Use Permit in order to continue placement of a mobile home on site for the occupancy of Austria Sanchez and family for a period not to exceed 5 years. Ms. Klingelhoef stated there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval with Conditions 5-0.

Ms. Klingelhoefter introduced Resolution Z26-0056, petition of Josh Stafford. She said the subject property is located in Venice Township at 2513 North Street in Granite City, in County Board District #10, and zoned “M-3” Heavy Manufacturing District. Ms. Klingelhoefter stated the applicant is requesting a Special Use Permit in order to construct a single-family dwelling. She said there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval with Conditions 5-0.

Ms. Klingelhoefter introduced Resolution Z26-0057, petition of Patrick Meyer. She said the subject property is located in Ft. Russell Township at 6611 W Liberty Prairie Lane in Edwardsville, in County Board District #5, and zoned “A” Agricultural District. Ms. Klingelhoefter said the applicant is requesting a variance in order to construct an accessory structure that would be 40 feet from the front (east) property line instead of the required 50 feet. Ms. Klingelhoefter said there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval 5-0.

Ms. Klingelhoefter introduced Resolution Z26-0061, petition of Carl and Cynthia McGaughey. She said the subject property is located in Wood River Township at 76 Circle Drive in Cottage Hills, in County Board District #13, and zoned “R-3” Single-Family Residential District. Ms. Klingelhoefter said the applicant is requesting a Special Use Permit in order to continue placement of a mobile home on site for the occupancy of Tara Johnson for a period not to exceed 5 years. Ms. Klingelhoefter said there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval with Conditions 5-0.

Ms. Klingelhoefter introduced Resolution Z26-0062, petition of Arena Navigator 1 Solar, LLC, applicant on behalf of Fosterburg-255, LLC. She said the subject property is located in Foster Township along Fosterburg Road and Harris Lane in Alton, in County Board District #5, and zoned “A” Agricultural District. Ms. Klingelhoefter said the applicant is requesting a Special Use Permit in order to develop a Commercial Solar Energy Facility on site that would cover roughly 16.87 acres of the total 24.63 acres. She said the Applicant’s submittal included 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 Arena Navigator 1 Solar, LLC and the Illinois Department of Agriculture, a Farmland Drainage Plan, and a Decommissioning Plat with Cost Estimation, which are all included in meeting the packet. Ms. Klingelhoefter said the proposal meets Commercial Solar Energy Facility requirements in the Zoning Ordinance, including increased setbacks from adjacent homes from 150 feet required per the Ordinance to 200 feet, a perimeter fence at least 6 feet in height, and panels with a maximum height at full tilt of 20 feet tall. Ms. Klingelhoefter said there are no outstanding violations, staff received 2 letters of opposition, and ZBA Recommended Approval with Conditions 5-0.

Ms. Klingelhoefter introduced Resolution Z26-0065, petition of Mary Goode. She said the subject property is located in Nameoki Township at 4534 State Route 162 in Granite City, in County Board District #16. Ms. Klingelhoefter said the applicant is requesting a zoning map amendment to rezone an approximately 2.60 acre tract of land from “B-3” Highway Business District to “R-6” Mobile Home Park District. Ms. Klingelhoefter said there are no outstanding violations, staff received 1 letter of support and 1 letter of concern, and ZBA Recommended Approval 4-0.

Subdivisions:

Ms. Klingelhoefter introduced Wendell Ridge – Minor Plat. She said the property is approximately 31.53 acres in size and zoned “A” Agricultural District. Ms. Klingelhoefter stated it is a 3-lot minor subdivision, with Lot 1 being 2.0 acres, Lot 2 being 26.96 acres, and Lot 3 being 2.57 acres. Ms. Klingelhoefter stated the property is located within the 1.5-mile growth area of the City of Troy, and they opted out of review. She said future development on the lots may include new single-family dwellings. She said the applicants are not proposing any new easements, as each lot will have direct access to Lower Marine Road. Ms. Klingelhoefter stated there is 100-year floodplain on the property, and any development within the floodplain area would require a flood elevation certificate and must adhere to the Madison County Stormwater and Erosion Control Ordinance.

Pre-Application Presentation:

None

New Business:

Chairman Madison brought in Resolution Z26-0050. John Janek made a motion to approve. Seconded by Fred Michael. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z26-0056. John Janek made a motion to approve. Seconded by Terry Eaker. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z26-0057. Fred Michael made a motion to approve. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z26-0061. Nick Petrillo made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z26-0062. No motion was made regarding Resolution Z26-0062. Chairman Madison stated this Resolution will advance to the County Board Meeting.

Chairman Madison brought in Resolution Z26-0065. Nick Petrillo made a motion to approve. Seconded by Fred Michael. B&Z Committee Member Nick Petrillo asked about the difference in approval votes from the ZBA Meeting. Chairman Madison said that Mary Goode is a ZBA Member. Building and Zoning Administrator Chris Doucleff stated that Mary Goode recused herself from voting since she was the applicant, as well as Chairman Sharon Sherrill since she was the surveyor of the property. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Wendell Ridge – Minor Plat. John Janek made a motion to approve. Seconded by Terry Eaker. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Purchase Approvals. John Janek made a motion to approve. Seconded by Fred Michael. Roll-call vote. All ayes. Motion passes.

Administrator's Report:

Building and Zoning Administrator Chris Doucleff discussed the Household Hazardous Waste collection in Wood River that will be on Saturday, July 11th from 8am-3pm. He also stated that there were 163 building permits taken in for June this year compared to 129 last year. He stated that there were 9 new home permits applied for in June and development is still progressing in the County.

Unfinished Business:**Adjournment:**

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