



Madison County Government
Madison County Administration Building
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Chris Slusser
County Board Chairman

BUILDING & ZONING COMMITTEE MEETING
AUGUST 5, 2025 - 5:00 PM
COUNTY BOARD ROOM #203 | 157 N. MAIN ST. | EDWARDSVILLE, IL 62025

AMENDED AGENDA

A. CALL TO ORDER:

B. ROLL CALL:

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

C. PUBLIC COMMENT:

D. APPROVAL OF MINUTES:

1. July 3, 2025 Special Building and Zoning Committee Minutes
2. July 8, 2025 Special Building and Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z25-0042 – Petition of Obed Neri Nova Nova, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to place a mobile home on site for the occupancy of Obed Nova for a period not to exceed 5 years. Also requesting a variance as per §93.023, Section B, Item 2 in order to place the mobile home 15 feet from the side property lines instead of the required 40 feet. This is located in an “A” Agricultural District in Nameoki Township at 8317 Fairway Blvd, Collinsville, Illinois, County Board District #16, PIN# 17-2-20-36-03-301-024 (**ZBA Recommended Denial**)
2. Resolution Z25-0043 – Petition of Kyle Touchette, owner of record, requesting a variance as per §93.051, Section A, Item 2, Subsection (b) of the Madison County Zoning Ordinance in order to construct an accessory structure that would be 24 feet tall instead of the maximum 20 feet allowed. This is located in an “R-2” Single-Family Residential District in Collinsville Township at 206 N Wilson Heights Rd, Collinsville, Illinois, County Board District #25, PIN# 13-2-21-12-04-401-014 (**ZBA Recommended Approval**)
3. Resolution Z25-0044 – Petition of Wolf Road Solar 1, LLC, applicant on behalf of RSRS, LLC, 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 Foster Township along Wolf Rd, about ¼ mile west of the intersection of Drexelius Rd and Fosterburg Rd, Alton, Illinois, County Board District #5, PIN#s 20-1-02-28-00-000-016 & 20-1-02-27-00-000-014 **(ZBA Recommended Denial)**

4. Resolution Z25-0045 – Petition of Wolf Road Solar 2, LLC, applicant on behalf of RSRS, LLC, 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 Foster Township along Wolf Rd, about ¼ mile west of the intersection of Drexelius Rd and Fosterburg Rd, Alton, Illinois, County Board District #5, PIN#s 20-1-02-28-00-000-016 & 20-1-02-27-00-000-014 **(ZBA Recommended Denial)**
5. Resolution Z25-0046 – Petition of Rezy Road Solar, LLC, applicant on behalf of Lietz Irrevocable Family Trust, 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 Olive Township along Rezy Rd, about 1 ¼ miles north of New Douglas Rd, New Douglas, Illinois, County Board District #3, PIN# 08-1-05-10-00-000-012 **(ZBA Recommended Denial)**
6. Resolution Z25-0047 – Petition of Madison County Roofing and Home Improvement, Inc., owner of record, requesting a Special Use Permit as per §93.036, Section D, Item 2 of the Madison County Zoning Ordinance in order to place a mobile home on site for the occupancy of Mason Eck for a period not to exceed 5 years. This is located in an “M-3” Heavy Manufacturing District in Chouteau Township at 5420 Travis Ln, Granite City, Illinois, County Board District #21, PIN# 18-1-14-32-00-000-012 **(ZBA Recommended Approval with Conditions)**
7. Resolution Z25-0048 – Petition of Jared Littlefield, owner of record with Erica Littlefield, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to place a mobile home on site for the occupancy of Jared Littlefield and family for a period not to exceed 5 years. This is located in an “R-3” Single-Family Residential District in Wood River Township at 1250 14th St, Cottage Hills, Illinois, County Board District #5, PIN# 19-2-08-03-02-209-045 **(ZBA Recommended Approval with Conditions)**
8. Resolution Z25-0049 – Petition of Madison County Solar FE1 LLC, applicant on behalf of Daniel and Debra Wilson, owners of record, requesting a Special Use Permit as per §93.035, Section D, Item 12 of the Madison County Zoning Ordinance in order to develop a Commercial Solar Energy Facility on site. This is located in an “M-2” General Manufacturing District in Collinsville Township, ¾ mile north of the Intersection of Lebanon Rd and Clay School Rd, Collinsville, Illinois, County Board District #22, PIN# 13-1-21-23-04-401-027 **(ZBA Recommended Denial)**

F. SUBDIVISIONS:

1. Seger 2nd Subdivision - Minor Plat
2. Fontana Farms - Minor Plat

G. PURCHASE APPROVALS:

1. Monthly Bills

H. PURCHASE REQUESTS:

1. Code Adjudication Hearing Unit Officer August 1, 2025-November 30, 2026 \$21,350

I. PURCHASE RESOLUTIONS:

J. RESOLUTIONS/ORDINANCES:

1. A Resolution Updating the Madison County Illinois Building Code
2. A Resolution to Award Funding For Advanced Waste Technologies Feasibility Study Grant

K. REFUNDS:

1. Refund Request - B2025-0694

L. ADMINISTRATOR'S REPORTS:

M. UNFINISHED BUSINESS:

N. NEW BUSINESS:

O. CLOSED SESSION:

1. Closed Session, if necessary, for any lawful exemption pursuant to Section 2(c) of the Illinois Open Meetings Act

P. ADJOURNMENT:

The next regularly scheduled meeting of the Building & Zoning Committee will be September 2, 2025

If you have a disability and require a reasonable accommodation to attend this meeting, please contact the County's Compliance Coordinators within 3 business days prior to the scheduled meeting at 618/296-4546 or 618/296-4027 or by email hr@madisoncountyil.gov.