

**Building & Zoning Committee  
Meeting Minutes for July 8, 2025**

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

**Public Comment:**

None

**Approval of Minutes:**

Chairman Madison asked the Committee if all members had reviewed the minutes from the June 3, 2025 meeting, and if they had any changes to be made. Chairman Madison approved the minutes.

**Zoning Resolutions:**

Jessica Klingelhoef, Zoning Assistant, gave the overview of the eight zoning petitions and the one subdivision on the agenda.

Ms. Klingelhoef introduced Resolution Z25-0031, petition of Reynaldo Marin. Ms. Klingelhoef said the subject property is located at 3302 Harvard Place, Collinsville, County Board District #16, zoned "R-4" Single-Family Residential. She said the owner is requesting a Special Use Permit to continue placement of a mobile home on site for the occupancy of Reynaldo Marin for a period not to exceed 5 years. She stated the applicant purchased the property in April 2025, which prompted the need for a new Special Use Permit. She said there are no outstanding violations and no opposition expressed, and ZBA Recommended Approval with Conditions 4-0.

Ms. Klingelhoef introduced Resolution Z25-0033 & Z25-0034, petitions of SV CSG Roxana, LLC, applicant on behalf of Daniels, LLC, and Timothy Paul Keller and Andrea Keller, owners of record. She said the subject properties are located ¼ mile north of the intersection of Wanda Road and Old Alton Edwardsville Road in Roxana, County Board District #14, zoned "R-1" Single-Family Residential. She said the applicant is requesting a Special Use Permit in order to develop a Commercial Solar Energy Facility on site. The applicant submitted Results & Recommendations obtained through EcoCAT, United States Fish & Wildlife Service review, Agricultural Impact Mitigation Agreement, Drainage and Soil Survey Report, Decommissioning Plan with Cost Estimation and letter from the Illinois State Historic Preservation Office, which are all included in the meeting packet. The proposal meets the Commercial Solar Energy Facility requirements in the Zoning Ordinance, including 150 ft setbacks from dwellings, a 7-8 ft tall perimeter fence with a locked gate, and panels with a maximum height at full tilt of 12 ft tall. Ms. Klingelhoef stated there are no outstanding violations, no opposition expressed,

and ZBA Recommended Approval with Conditions 3-1. Chairman Madison commented and said he thinks that the distance of the panels to the homeowners should be 250-300 feet, or 50 feet from the property lines, whichever is the furthest, for all Commercial Solar Facilities going forward. He believes it would be helpful to the homeowners in the County as the current 150 foot setbacks are often just too close to the homeowners in some cases.

Ms. Klingelhoefter introduced Resolution Z25-0035, petition of Cory Alexander. She stated the subject property is located at 901 State Route 160 in Highland, County Board District #1, zoned "A" Agricultural District. She said the applicant is requesting a Special Use Permit in order to place a single-wide mobile home on site for the occupancy of Cory Alexander and Christian Alexander for a period not to exceed 5 years. Ms. Klingelhoefter stated there are no outstanding violations, no opposition expressed, staff received two letters of support from an adjoining property owner, and ZBA recommended Approval with Conditions 4-0.

Ms. Klingelhoefter introduced Resolution Z25-0036, petition of Kevin and Kathy Dotson. She stated the subject property is located at 8152 Lebanon Road in Troy, County Board District #2, zoned "A" Agricultural District. She said the applicants are requesting a variance to construct an accessory structure in the front yard. Ms. Klingelhoefter said they are requesting to build a barn for personal storage that would be 21 feet from the front property line instead of the required 50 feet. She stated that the applicants are unable to place the structure in their back yard because of the existing lake. Ms. Klingelhoefter stated that there are no outstanding violations, no opposition expressed, staff received one letter of support, and ZBA recommended Approval 4-0.

Ms. Klingelhoefter introduced Resolution Z25-0038, petition of Jacob and Christine Frech. She said the subject property is located at 542 Pheasant Lane in Moro, County Board District #14, zoned "R-5" Multiple-Family Residence District. Ms. Klingelhoefter said the applicants are requesting a variance in order to construct an addition to an existing single-family dwelling, resulting in the primary structure being 9 feet from the rear (east) property line instead of the required 25 feet. Ms. Klingelhoefter stated that there are no outstanding violations, no opposition expressed, and ZBA recommended Approval 4-0.

Ms. Klingelhoefter introduced Resolution Z25-0039, petition of JLP Homes LLC, applicant on behalf of Michael and Jeanna Raney. She said the subject property is located at 10724 Hill Ridge Drive in Trenton, County Board District #4, zoned "A" Agricultural District. Ms. Klingelhoefter stated the applicant is requesting a variance in order to construct a new single-family dwelling that will be 20 feet from the side property lines instead of the required 40 feet and that the request is due to the pie-shaped lot and extreme slope of the lot as it goes back further. Ms. Klingelhoefter stated that there are no outstanding violations, the adjoining property owners on both sides voiced opposition at ZBA, and ZBA recommended Approval 4-0. A discussion ensued on the reasoning for the variance and the neighbors' concerns. The applicant stated this build would not affect neighboring property values and the variances on the sides of the lot were due to the buildable surface and would not be affecting the front yard setback.

Ms. Klingelhoefter introduced Resolution Z25-0040, petition Dale and Patty Wheeler. She said the subject property is located at 359 Wanda Drive in Edwardsville, County Board District #5, Zoned "R-3" Single-Family Residential District. Ms. Klingelhoefter stated the applicants are requesting a variance in order to construct an accessory structure in the front yard. She said they are requesting to build a detached garage as part of an overall ADA accessibility project on the subject property where the garage would be 25 feet from the front property line along Wanda Drive. Ms. Klingelhoefter stated that there are no outstanding violations, no opposition expressed, and ZBA recommended Approval 4-0.

#### **Subdivisions:**

Ms. Klingelhoefter introduced BBT - Klenke Lease - Minor Plat. She said the property is approximately 32.42 acres and is zoned "A" Agricultural District. It is a 2-lot minor subdivision with Lot 1 being 2.0 acres and the remnant being 30.42 acres. The property is within the 1.5 mile growth area of the City of Troy, and they have opted-out of their option to review. She said the applicant intends to lease the proposed Lot 1 to BitsBeTrippin' for a cryptocurrency/bit coin mining operation on site. Ms. Klingelhoefter said there are no new easements being proposed, and there is no floodplain on the property, and the proposed layout satisfies all zoning and subdivision requirements.

**Pre-Application Presentation:**

None

**New Business:**

Chairman Madison brought in Resolutions Z25-0031, Z25-0035, Z25-0036, Z25-0038, Z25-0039, Z25-0040, and the Subdivision for BBT - Klenke Lease - Minor Plat. John Janek made a motion to approve. Seconded by Fred Michael. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z25-0033. There was a small discussion on the proximity of the panels to the neighboring residences. A separate discussion ensued on the voting at ZBA, the time limit for decommissioning and the funding plan for decommissioning the project. John Janek made a motion to approve. Seconded by Fred Michael. Roll-call vote. Ayes: Nick Petrillo, John Janek, Fred Michael, Mick Madison. Nays: Bobby Ross, Terry Eaker, Frank Dickerson. Motion passes.

Chairman Madison brought in Resolution Z25-0034. John Janek made a motion to approve. Seconded by Fred Michael. Roll-call vote. Ayes: Nick Petrillo, John Janek, Fred Michael, Mick Madison. Nays: Bobby Ross, Terry Eaker, Frank Dickerson. Motion passes.

Chairman Madison brought in the monthly Purchase Approvals. Frank Dickerson made a motion to approve. Seconded by Bobby Ross. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Refund Requests for B2025-0436, Z25-0041, Application Fee, and B2025-0459. Building & Zoning Administrator Chris Doucleff explained the reasons for the requests. Bobby Ross made a motion to approve. Seconded by Terry Eaker. Roll-call vote. All ayes. Motion passes.

**Administrator's Report:**

Mr. Doucleff stated that building permits for June were down just a little bit compared to the same month last year, mainly due to the bad hail storm last year increasing applications for roof permits. This year in June the permit fees collected were about \$30,000 higher, mainly due to the construction of 9 new homes.

**Unfinished Business:**

None

**Adjournment:**

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