



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

**BUILDING & ZONING COMMITTEE MEETING
SEPTEMBER 2, 2025 - 5:00 PM
COUNTY BOARD ROOM #203 | 157 N. MAIN ST. | EDWARDSVILLE, IL 62025**

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. August 5, 2025 Building and Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z25-0051 – Petition of Thomas and Debra Luebbers, owners of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct an accessory structure that would be 25 feet from the front property line instead of the required 50 feet. This is located in an “A” Agricultural District in Saline Township at 13348 Trestle Rd, Highland, Illinois, County Board District #4, PIN# 02-1-18-34-00-000-011 **(ZBA Recommended Approval)**
2. Resolution Z25-0053 – Petition of Dustin and Jenna Miller, owners of record, requesting a variance as per §93.080, Section E of the Madison County Zoning Ordinance to construct a 6-foot tall solid board fence located in the front yard setback area, where fences are required to be at least 50% open and a maximum of 4 feet tall. Also requesting a variance as per §93.051, Section A, Item 3, Subsection (c) in order to construct an accessory structure in the front yard. This is located in an “R-3” Single-Family Residential District in Edwardsville Township at 320 State St, Edwardsville, Illinois, County Board District #18, PIN# 14-1-15-02-20-402-043 **(ZBA Recommended Approval)**
3. Resolution Z25-0054 – Petition of Andrew and Amy Gross, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 45 of the Madison County Zoning Ordinance in order to have an Accessory Dwelling Unit within an existing accessory structure on the property. This is located in an “A” Agricultural District in Pin Oak Township at 8627

Maple Grove Rd, Edwardsville, Illinois, County Board District #11, PIN# 10-2-16-27-00-000-026 (**ZBA Recommended Approval with Conditions**)

4. Resolution Z25-0055 – Petition of Harbinderjit Saini, owner of record, 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 Ravinder Singh and Harbinderjit Kaur Saini for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Wood River Township at 1336 2nd St, Cottage Hills, Illinois, County Board District #5, PIN# 19-2-08-03-04-405-014 (**ZBA Recommended Denial**)
5. Resolution Z25-0057 – Petition of Madison IL 1, LLC, applicant on behalf of Larry and Charlene Bandy, Trustees of the Larry and Charlene Bandy Living 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 Moro Township at 275 N Main St, Moro, Illinois, County Board District #5, PIN#s 16-1-03-31-00-000-006 & 16-1-03-31-00-000-005 (**ZBA Recommended Denial**)
6. Resolution Z25-0059 – Petition of Roxford Solar A LLC, applicant on behalf of OLAM Holdings I, LLC, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 21 of the Madison County Zoning Ordinance in order to develop a Commercial Solar Energy Facility on site. This is located in an “R-3” Single-Family Residential District in Chouteau Township along Old Alton Rd, about ½ mile north of E Chain of Rocks Rd, Granite City, Illinois, County Board District #21, PIN# 18-1-14-27-00-000-005 (**ZBA Recommended Denial**)

F. SUBDIVISIONS:

1. Singleton Minor Subdivision

G. PURCHASE APPROVALS:

1. Monthly Bills

H. PURCHASE REQUESTS:

I. PURCHASE RESOLUTIONS:

J. RESOLUTIONS/ORDINANCES:

K. REFUNDS:

1. Refund Request - Z25-0010
2. Refund Request - Z25-0052

L. ADMINISTRATOR’S REPORTS:

M. UNFINISHED BUSINESS:

1. 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**)
2. 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**)
3. 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**)
4. 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**)

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 October 7, 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@madisoncountyl.gov.